



Connells

Tailby Avenue
Kettering

Tailby Avenue Kettering NN16 9FT

for sale offers over
£260,000



Property Description

Situated on the peaceful outskirts of Kettering, this beautifully presented three-storey semi-detached home offers spacious and stylish living, perfect for families or professionals seeking comfort and convenience.

The property is thoughtfully arranged over three floors, with the top floor dedicated to a luxurious master suite featuring a private en-suite bathroom and a generous dressing room. The ground floor boasts a modern generous living area, ideal for entertaining or relaxing. Outside, a private rear garden provides a tranquil retreat, while the garage and driveway offer ample parking for multiple vehicles.

This home is ideally located close to a range of local amenities, including St Andrew's Church of England Primary School, Kettering town centre, and Newland Shopping Centre. Residents will also enjoy nearby parks and green spaces, excellent transport links via Kettering Rail Station, and easy access to the A14 for commuting to Northampton, Leicester, and Cambridge.

Combining comfort, convenience, and contemporary design, this property is a fantastic opportunity for those looking to settle in a well-connected and family-friendly neighbourhood.

Ground Floor

Entrance Hall

Entrance door to the front, stairs leading to first floor.

Kitchen

10' 11" x 8' 1" (3.33m x 2.46m)

Window to the front, a range of wall and base units with rolled edge work surfaces, sink drainer, integrated oven and gas hob, radiator, tiled flooring.

Lounge

15' 5" max x 13' 10" max (4.70m max x 4.22m max)

French patio doors to the rear, under stairs storage cupboard, radiators, carpet flooring.

Cloakroom

Window to the front, wash hand basin, low level WC, radiator, laminate flooring.

First Floor

Landing

Airing cupboard.

Bedroom Two

15' 5" x 9' 1" (4.70m x 2.77m)
Windows to the rear, radiator, carpet flooring.

Bedroom Three

15' 4" max x 8' 10" max (4.67m max x 2.69m max)
Window to the front, radiator, laminate flooring.

Bathroom

Bath, wash hand basin, low level WC, spotlights, laminate flooring.

Second Floor

Bedroom One

15' 9" max x 15' 4" (4.80m max x 4.67m)
Window to the front, radiator, carpet flooring.

Ensuite

Sky light window, shower cubicle, wash hand basin, low level WC, radiator, laminate flooring.

Dressing Room

9' 1" x 7' (2.77m x 2.13m)
Sky light window, built in wardrobes.

Externally

Front Garden

Pedestrian path to entrance, slate.

Garage And Driveway

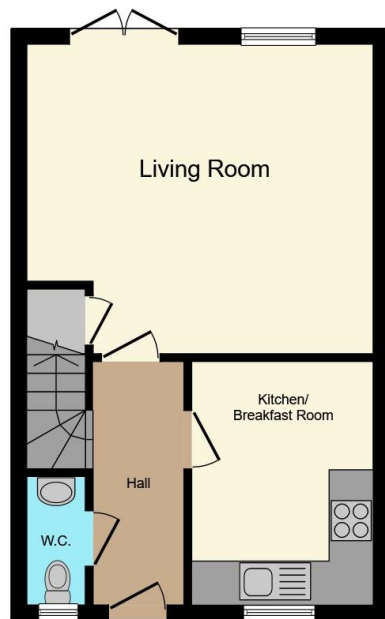
Rear Garden

Enclosed rear garden with gated side access, door to garage, patio area, laid to lawn.

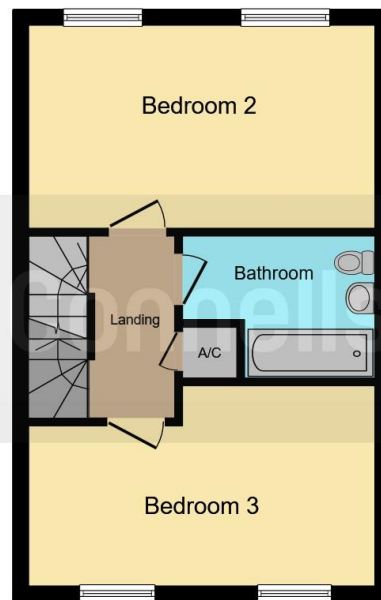




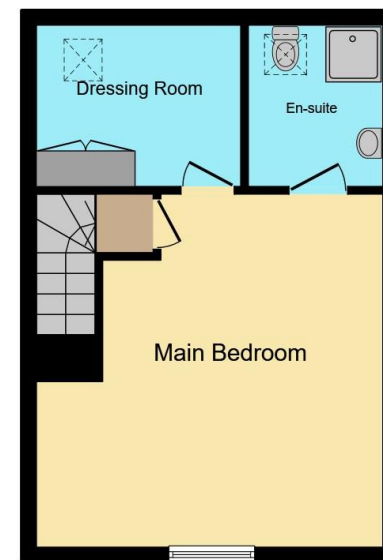




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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5 Montagu Street
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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