



Blandford Avenue, Kettering **Freehold** £325,000

**Pattison
Lane**

Key Features

 **3**  **1**  **E**  **D**

- Three Bedroom Detached House
- Garage
- Three Reception Rooms
- Workshop
- Sought After Address

Discover this magnificent three-bedroom detached residence nestled in the heart of the coveted Blandford Avenue. This home presents an extraordinary opportunity for discerning buyers seeking a property with immense potential.

Boasting generous living spaces, including separate reception rooms, a large upstairs room ideal for conversion to an en-suite with dressing room or fourth bedroom, and a garage, this home offers ample room for comfortable living and customization. A unique feature is the presence of an old air raid shelter, a testament to the property's rich history.



Step outside into the meticulously landscaped rear garden, an oasis of tranquillity and beauty. Mature trees, lush greenery, and well-manicured lawns create a serene outdoor retreat.

Properties of this caliber in this highly desirable neighbourhood are rare. Don't miss this chance to transform this exceptional home into your dream residence. Schedule a viewing today and unlock the potential of this extraordinary property.

The accommodation comprises of;

ENTRANCE PORCH

HALLWAY

LOUNGE 11'11 x 11'11 plus bay (3.63m x 3.63m)

KITCHEN 11'11 x 7'10 (3.63m x 2.38m)

DINING ROOM 9'11 x 8'7 (3.02m x 2.61m)

SITTING ROOM 11'11 x 11'1 (3.63m x 3.37m)

FIRST FLOOR LANDING

BEDROOM ONE 12' max x 11'11 plus bay (3.65m x 3.63m)

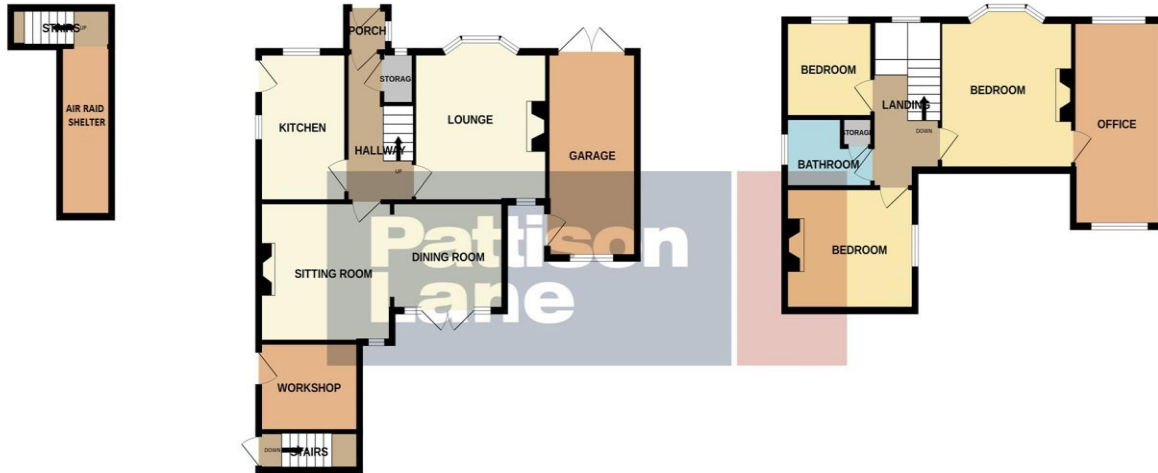
OFFICE 15'7 x 8' (4.74m x 2.43m)



BASEMENT
350 sq.ft. (32.14 sq.m.) approx.

GROUND FLOOR
750 sq.ft. (69.17 sq.m.) approx.

1ST FLOOR
297 sq.ft. (27.51 sq.m.) approx.



TOTAL FLOOR AREA: 1397 sq.ft. (129.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BEDROOM TWO 11'11 x 9'7 (3.63m x 2.92m)

BEDROOM THREE 7'8 x 7'11 (2.33m x 2.41m)

BATHROOM 5'6 x 7'10 (1.67m x 2.38m)

OUTSIDE

FRONT GARDEN

GARAGE

REAR GARDEN

AIR RAID SHELTER 13'6 x 4'9 approx (4.11m x 1.44m)

WORKSHOP 7'1 x 9' (2.15m x 2.74m)

AGENTS NOTE:

The vendor has advised the property has a combi boiler / central heating throughout and double glazing.

To view this property call Pattison Lane on:
01536 524425

Selling your property?



SCAN ME

Contact us to arrange a **FREE** home valuation.

 01536 524425

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