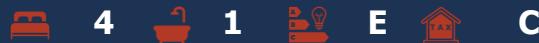




St. Peters Avenue, Kettering **Freehold** £280,000 Offers Over

**Pattison
Lane**

Key Features



- Four Bedroom Semi Detached House
- Three Reception Rooms
- Cellar
- Utility
- Downstairs WC

Discover this charming bay-fronted residence, ideally situated on a coveted tree-lined avenue in the heart of Kettering's town centre. Its enviable position offers unparalleled convenience, with the mainline train station just a short walk away.

Step inside and be captivated by the character-filled interior, where period charm harmonizes with spacious living. Original features abound, from a fascinating, functioning butler's bell system to ornate fireplaces, intricate corbels, delicate ceiling roses, and authentic decorative mosaic tile flooring. The exterior features a beautifully landscaped courtyard garden, an oasis of calm enhanced by a captivating water feature. We highly recommend a personal viewing to fully appreciate this unique home.



The accommodation comprises:

ENTRANCE PORCH

HALLWAY

LOUNGE 12'10 x 12' plus bay (3.91m x 3.65m)

DINING ROOM 12'11 plus bay x 11'5 (3.93m x 3.47m)

BREAKFAST ROOM 9'11 max (3.02m)

KITCHEN 9'9 x 8'1 (2.97m x 2.46m)

UTILITY ROOM

CLOAKROOM

CELLAR Irregular Shaped Room 16'6 max x 14'11 max (5.02m x 4.54m)

FIRST FLOOR LANDING

BEDROOM ONE 12'10 plus bay x 17'4 (3.91m x 5.28m)

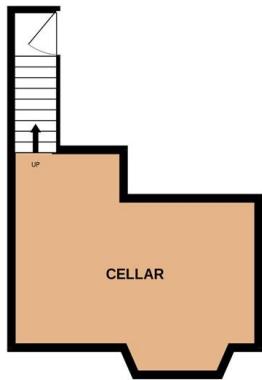
BEDROOM TWO 12'10 x 11'5 (3.91m x 3.47m)

BEDROOM THREE 12'6 x 10' max (3.81m x 3.04m)

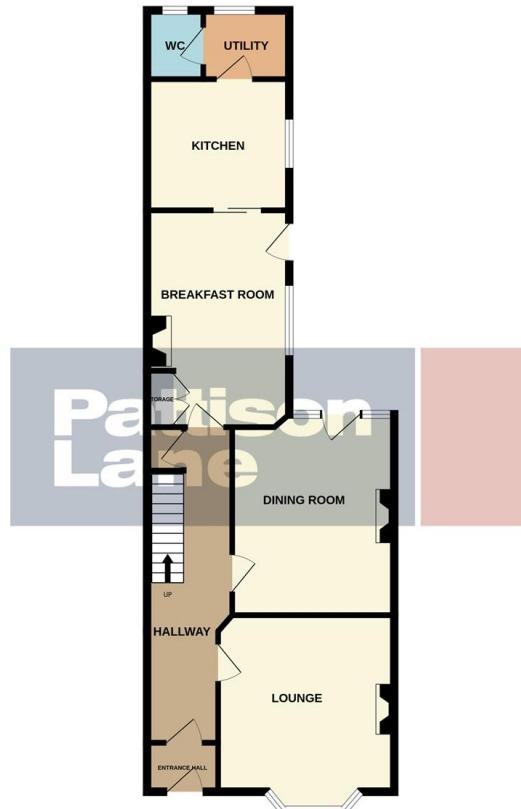
BEDROOM FOUR 6'11 x 9'8 (2.10m x 2.94m)



BASEMENT



GROUND FLOOR



1ST FLOOR



BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

Pattison
Lane

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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To view this property call Pattison Lane on:
01536 524425

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

01536 524425

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SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206204 - 0007

