

## 242 Kingsley Avenue, Kettering, NN16 9EZ



**£275,000**

Situated on one of the most sought after tree lined avenues in Kettering is this immaculately presented detached bungalow. The double glazed and gas centrally heated accommodation comprises:- Porch, hall, kitchen, lounge/diner, two double bedrooms and modern bathroom. There is also a good sized and private rear garden, off road parking and single integral garage.

OFFERED WITH NO UPWARD CHAIN WE WOULD HIGHLY RECOMMEND AN EARLY INTERNAL INSPECTION.

*Service without compromise*



## Porch

Accessed via double glazed front door. Opaque double glazed door to:-

## Entrance Hall

Radiator. Double doors to built in cloaks cupboard. Doors to further linen cupboard and storage cupboard. Doors to rooms.

## Kitchen 11'0" x 9'10" (3.35m x 3.00m)



Double glazed window to the side elevation and double glazed door opening out to the rear garden. Fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Space and point for electric cooker with stainless steel extractor hood over. Space and plumbing for automatic washing machine. Space for upright fridge/freezer. Stainless steel sink and drainer. Radiator.

## (Kitchen Photo Two)



## Lounge/Diner 17'11" x 10'11" (5.46m x 3.33m)



Double glazed French doors opening out to the rear garden. Feature coal effect gas fire with stone surround. Radiator. Television point. Telephone point.

## (Lounge/Diner Photo Two)



Bedroom One 11'0" x 10'10" (3.35m x 3.30m)



Double glazed window to the rear elevation. Two built in double wardrobes. Radiator.

(Bedroom One Photo Two)



Bedroom Two 10'0" x 10'4" (3.05m x 3.15m)



Double glazed window to the front elevation. Radiator.

(Bedroom Two Photo Two)





## Bathroom



Panelled bath with mains 'Rain' shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiled floor and walls. Heated towel rail. Opaque double glazed window.

## Front



To the front of the property is a lawned garden with brick constructed front retaining wall. Double wrought iron gates provide vehicle access to the garage and paved parking for one car.

## Rear



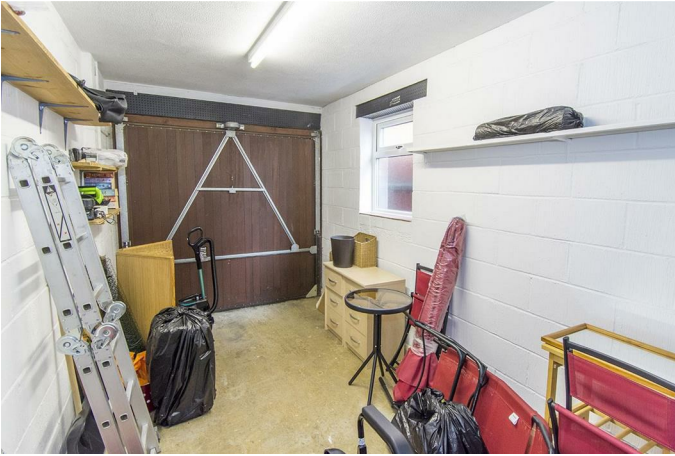
The rear garden is of a good size and private. It is laid mainly to lawn with well stocked borders and a paved patio area. It is enclosed by timber lap fencing and there is gated side pedestrian access.

## (Rear Photo Two)



**Garage 16'9" x 7'10" (5.11m x 2.39m)**

# ADAMS & JONES



Integral to the house with up and over door, power and lighting. There is also a wall mounted combination gas central heating boiler and personal door to the hall.

*Service without compromise*



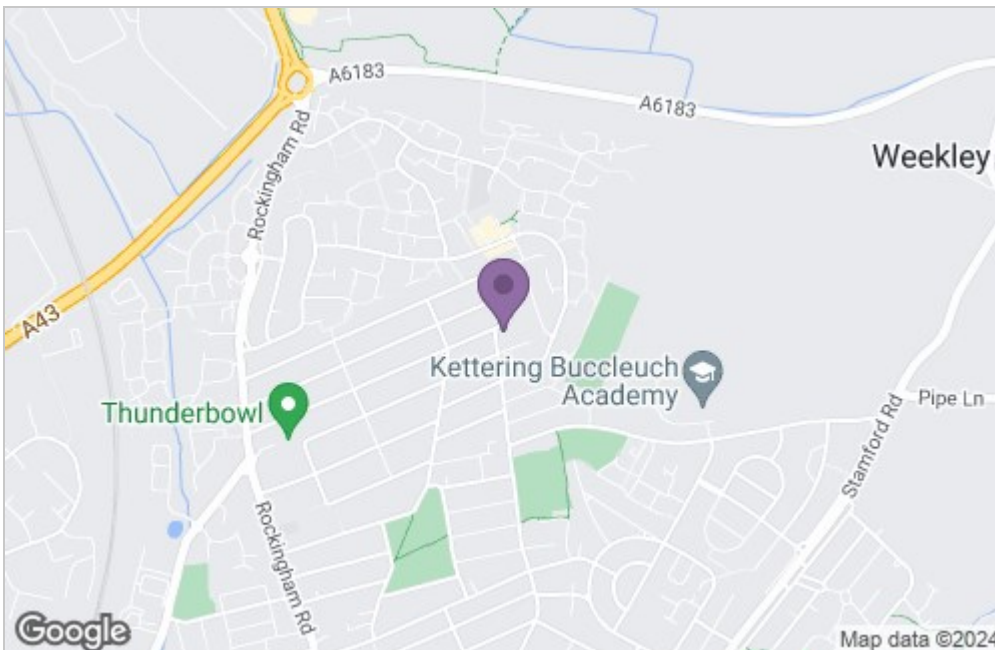
## Floor Plan



Total area: approx. 79.2 sq. metres (852.3 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

