



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Neale Avenue, Kettering NN16

Talk of the Town"

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"Talk of the Town"

A rare opportunity to purchase an impressive bay-fronted detached home situated on this most desirable Avenue, set in the popular North end of Kettering. The town centre, mainline railway station and General hospital are within easy reach. The well-proportioned accommodation comprises of entrance hall, guest cloakroom, living room with feature fireplace, versatile study/snug and a fabulous free flowing kitchen/dining/family room with adjoining utility room. Upstairs the landing leads to four double bedrooms and a family bathroom. Gas central heating and mostly UPVC double glazed windows complete the inside. Outside there is a fore garden set behind brick walling, a gravelled private driveway accessed via double gates leading to an oversized single garage and the rear garden has a large patio area perfect for entertaining, a lawn with raised floral and planted borders as well as a mature apple.

Living Room - 4.04m x 3.35m (13'3" x 11'0")

Office/Snug - 3.15m x 3.02m (10'4" x 9'11")

Kitchen - 3.38m x 1.6m (11'1" x 5'3")

Dining Room - 5.87m x 3.89m (19'3" x 12'9")

Utility Room - 2.92m x 2.31m (9'7" x 7'7")

Guest Cloakroom - 2.13m x 0.89m (7'0" x 2'11")

Bedroom One - 5.26m x 3.38m (17'3" x 11'1")

Bedroom Two - 4.14m x 3.35m (13'7" x 11'0")

Bedroom Three - 3.35m x 2.41m (11'0" x 7'11")

Bedroom Four - 3.12m x 3.02m (10'3" x 9'11")

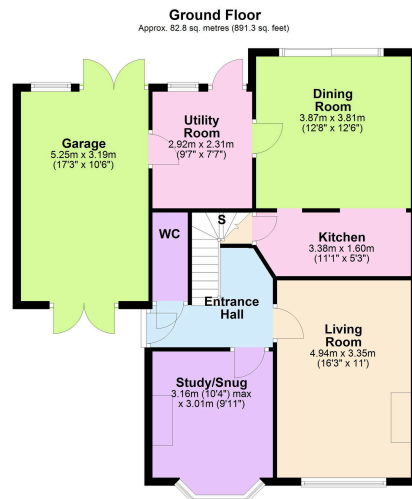
Bathroom - 2.92m x 2.34m (9'7" x 7'8")

Garage - 5.26m x 3.43m (17'3" x 11'3")





- Detached Bay Fronted Residence
- Four Bedrooms
- Garage and Parking
- Mature Rear Garden
- EPC RATING: PENDING
- COUNCIL TAX: D



Total area: approx. 151.0 sq. metres (1625.3 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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