



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bramshill Avenue, Kettering, NN16

3 2 2



"Home Comforts"

Providing a stress free lifestyle, modern and easy to maintain, this detached home occupies a corner plot with manicured gardens, situated on this sought after development to the North end of Kettering, the town centre and a wealth of amenities are within easy reach. The interior benefits from gas central heating and UPVC double glazed windows to include an entrance hall, guest cloakroom, living room which flows to a kitchen/breakfast room with integrated oven and hob leading to the garden room, used for formal dining. Upstairs there is a principal bathroom and three bedrooms, the master with en suite. Outside a private driveway provides parking for two cars, leading to a single garage with electric door and a well kept rear garden.

Living Room - 5.36m x 4.37m (17'7" x 14'4")

Garden/Dining Room - 3.25m x 2.97m (10'8" x 9'9")

Kitchen/Breakfast Room - 3.35m x 2.74m (11'0" x 9'0")

Bedroom 1 - 3.58m x 2.54m (11'9" x 8'4")

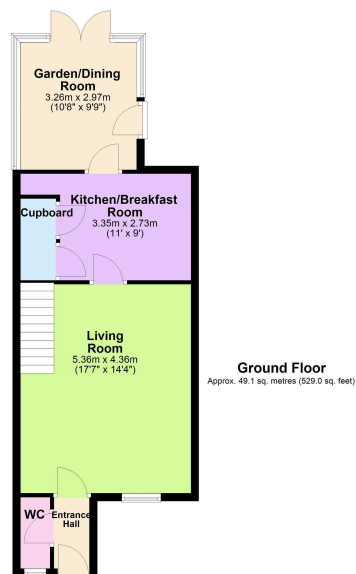
Ensuite - 1.3m x 1.27m (4'3" x 4'2")

Bedroom 2 - 2.54m x 2.44m (8'4" x 8'0")

Bedroom 3 - 2.62m x 1.75m (8'7" x 5'9")

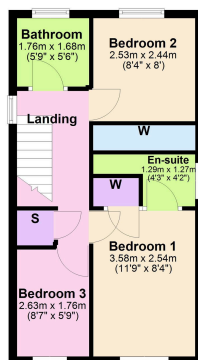
Bathroom - 1.75m x 1.68m (5'9" x 5'6")





Total area: approx. 85.3 sq. metres (918.7 sq. feet)

First Floor
Approx. 36.2 sq. metres (389.7 sq. feet)



- Detached
- Three Bedrooms
- Kitchen/ Breakfast Room
- UPVC Double Glazing
- Gas Central Heating
- Generous Corner Plot
- Private Rear Garden
- EPC RATING: PENDING
- COUNCIL TAX: C



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

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.

