



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Kingsley Avenue, Kettering, NN16

"Innovation, Style & Design"

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"Innovation, Style & Design"

Have all combined to create the exceptional interior of this extended and greatly enhanced detached period home, situated on this very desirable, tree lined avenue.

The entrance hall leads to a guest cloakroom, the living room has a bay window and elegant stone minster style fireplace, there is a study / snug and a fabulous free flowing kitchen/dining/family room with granite worksurfaces and select integrated appliances, the dining/family room with vaulted ceilings and seriously impressive, glazed gable end overlooking the garden. Upstairs the generous landing has a bay window, the perfect reading/ study area, there are four bedrooms, the main bedroom with walk in wardrobe and balcony catching the summer sun and overlooking the garden, there is a principal bathroom and separate shower room perfect for family life. Outside is just as impressive with a block cobbled driveway, double ended car port with parking for two cars and a landscaped, private and mature rear garden. The mainline railway, town centre, schools and amenities are all within easy reach. The ultimate urban lifestyle

Living Room - 4.57m x 3.86m (15'0" x 12'8")

Dining Room - 4.39m x 3.1m (14'5" x 10'2")

Kitchen/Breakfast Room - 6.35m x 3.86m (20'10" x 12'8")

Utility Room - 2.01m x 1.7m (6'7" x 5'7")

Hobby Room - 3.33m x 2.34m (10'11" x 7'8")

Study - 1.96m x 3m (6'5" x 9'10")

Bedroom 1 - 4.9m x 2.39m (16'1" x 7'10")

Dressing Room - 2.29m x 1.45m (7'6" x 4'9")

Bedroom 2 - 3.48m x 2.57m (11'5" x 8'5")

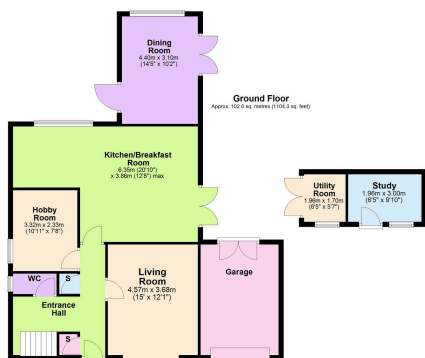
Bedroom 3 - 3.18m x 2.26m (10'5" x 7'5")

Bedroom 4 - 3.18m x 2.01m (10'5" x 6'7")

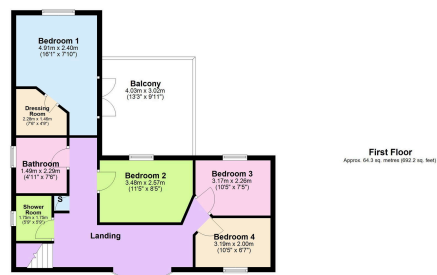
Bathroom - 1.5m x 2.34m (4'11" x 7'8")

Shower Room - 1.75m x 1.75m (5'9" x 5'9")





Total area: approx. 166.9 sq. metres (1796.5 sq. feet)



- Magnificent Kitchen/Dining/Family Room with glazed gable end
- Integrated double oven, hob and Granite worksurfaces
- Living Room with minster fireplace, seperate versatile study/snug
- Four good sized Bedrooms, the principal with Walk in Wardrobe and Balcony
- Gas Central Heating
- Principal Bathroom and separate Shower Room
- EPC RATING: PENDING
- COUNCIL TAX: D



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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