



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Blandford Avenue, Kettering, NN16

"Classic Lines"

3 2 2



"Classic Lines"

Are evident throughout this impressive period bay fronted detached home situated on this most desirable Avenue to the North end of Kettering. The greatly improved interior benefits from gas central heating and UPVC double glazing to include an entrance hall, guest cloak/shower room, stylish kitchen with integrated appliances and granite work surfaces, the dining room is ideal for use a snug area as well, enjoying the warmth of a working fire, the living room also has an elegant period style fireplace with living flame gas fire and patio doors overlooking the South facing rear garden. Upstairs the light filled landing leads to a clean, crisp white bathroom and three double bedrooms, one of which has an attractive period fireplace. Outside the walled fore garden is complimented by mature plantings, the rear garden is generous, beautifully kept with an array of mature plantings, a large patio maximises outdoor living with a sunny aspect, whilst a secret patio offers summer shade. The location is ultra convenient with the town centre, mainline railway, and a wealth of amenities within easy reach. A most desirable home and location.

Living Room - 3.96m x 3.63m (13'0" x 11'11")

Dining Room - 3.73m x 3.02m (12'3" x 9'11")

Kitchen - 3.63m x 2.62m (11'11" x 8'7")

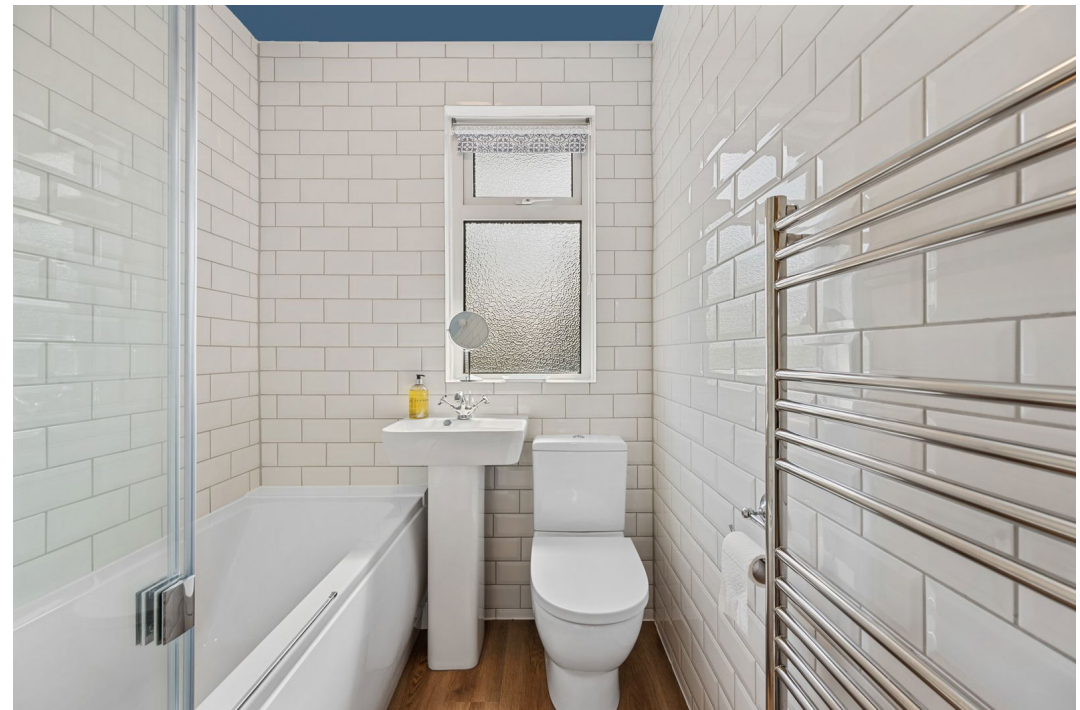
Shower Room - 1.68m x 0.81m (5'6" x 2'8")

Bedroom 1 - 3.63m x 3.05m (11'11" x 10'0")

Bedroom 2 - 3.99m x 2.72m (13'1" x 8'11")

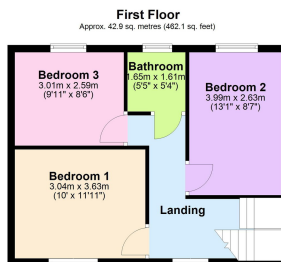
Bedroom 3 - 2.77m x 2.59m (9'1" x 8'6")

Bathroom - 1.65m x 1.63m (5'5" x 5'4")





Total area: approx. 85.9 sq. metres (924.3 sq. feet)



- NO ONWARD CHAIN
- Gas Central Heating
- UPVC Double Glazed windows
- Living Room with elegant fireplace
- Dining Room ideal for use as a snug with working fire
- Stunning kitchen with integrated appliance and Granite worksurfaces
- Three Double Bedrooms
- 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.

