



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Windmill Avenue, Kettering, NN15

"Floorplan For All Reasons"

3 1 2



"Floorplan For All Reasons"

This fabulous period, bay fronted semi detached home enjoys a wealth of character with beautiful stained glass front door leading to a surprisingly large, extended interior. The entrance hall has period flooring leading to the living room, the kitchen/ dining/family room is a great social space which leads to the conservatory overlooking the garden. Upstairs you will find the principal bathroom and three bedrooms, two of which are double rooms. Gas central heating and mostly double glazing with the exception of stained glass front door and landing window, conclude the inside. Outside a private driveway offers parking, gates lead to a single garage and the huge rear garden is mature with seating and play areas as well as a kitchen garden. The location is ideal with schools, shops, amenities, parkland area to include Wicksteed park only moments away.

Living Room - 3.51m x 3.35m (11'6" x 11'0")

Dining/Family Room - 6.81m x 3.48m (22'4" x 11'5")

Conservatory - 2.62m x 1.98m (8'7" x 6'6")

Kitchen/Breakfast Room - 5.49m x 2.26m (18'0" x 7'5")

Bedroom 1 - 3.51m x 2.64m (11'6" x 8'8")

Bedroom 2 - 3.51m x 3.38m (11'6" x 11'1")

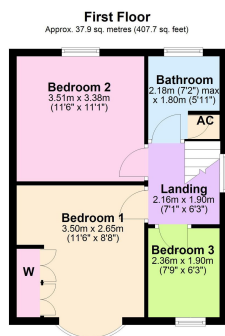
Bedroom 3 - 2.36m x 1.91m (7'9" x 6'3")

Bathroom - 2.18m x 1.8m (7'2" x 5'11")





Total area: approx. 98.0 sq. metres (1054.9 sq. feet)



- Semi Detached Home
- Three Bedrooms
- Spacious Kitchen/Dining/Family Room
- Offroad Parking for Two Cars
- Single Garage
- Free Flowing Garden
- Close to local amenities
- Convenient Location
- EPC RATING: C
- COUNCIL TAX: B



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.

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

