



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Tailby Avenue, Kettering, NN16

"Space, Style and Location"

🛏 4 🚿 2 🚪 1



"Space, Style and Location"

This spacious four-bedroom townhouse in Kettering offers versatile family living across three floors, with gas central heating and UPVC double glazing throughout. The ground floor features a welcoming entrance hall with useful storage, a guest bathroom, a flexible snug/home office with garden access, and a generous double bedroom offering versatile options. The first floor has a modern kitchen/breakfast room with select integrated appliances and a Juliet balcony, alongside a bright living/dining room with a second Juliet balcony and feature wall. Upstairs, the principal bedroom benefits from an ensuite, complemented by two further bedrooms and a stylish family bathroom. Outside, the property enjoys a private west-facing garden with patio and lawn, plus parking and an integral garage. Conveniently located close to schools, and amenities, and with direct train links into London, this home combines comfort, practicality, and excellent connectivity

Living/Dining Room - 5.36m x 4.72m (17'7" x 15'6")

Kitchen/Breakfast Room - 4.72m x 3.15m (15'6" x 10'4")

Snug/Home Office - 2.92m x 2.06m (9'7" x 6'9")

Bedroom 1 - 4.75m x 2.84m (15'7" x 9'4")

Ensuite - 2.26m x 1.37m (7'5" x 4'6")

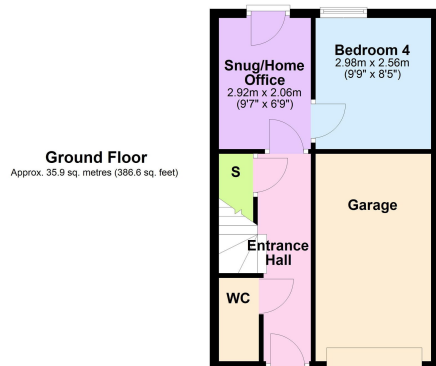
Bedroom 2 - 3.4m x 2.51m (11'2" x 8'3")

Bedroom 3 - 2.67m x 2.13m (8'9" x 7'0")

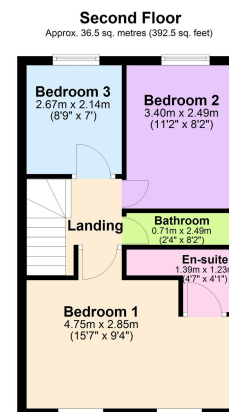
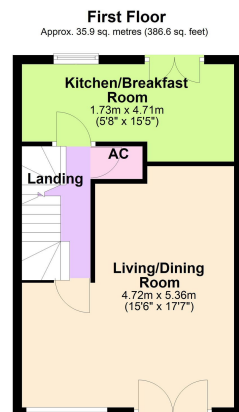
Bedroom 4 - 2.97m x 2.57m (9'9" x 8'5")

Bathroom - 2.51m x 1.47m (8'3" x 4'10")





Total area: approx. 108.3 sq. metres (1165.6 sq. feet)



- Four bedroom town house
- Modern kitchen with juliet balcony
- Three double bedrooms
- Guest bathroom
- Ensuite to principal room
- Off road parking
- Single oversized garage
- West facing private garden
- EPC RATING: C
- COUNCIL TAX: C



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

