

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£240,000

St. Peters Avenue

Kettering, NN16 0HD

PROPERTY SUMMARY

Situated on the popular St Peters Avenue in Kettering, this attractive extended three-bedroom bay-fronted terraced home offers spacious and versatile accommodation. Ideally positioned within walking distance of Kettering train station and the town centre, the property is an excellent choice for commuters, first-time buyers and growing families.

Upon entering through the front porch, you are welcomed into the spacious lounge/diner, positioned to the front of the property. The attractive bay window allows natural light to fill the room, while the generous proportions provide ample space for both relaxing and dining. Stairs rise through the centre of the home to the first-floor accommodation.

To the rear, the property has been extended to create an impressive kitchen/diner. This generous space provides room for cooking and dining, while the extended area offers a useful breakfast or snug space. Doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and making this a wonderful area for entertaining or everyday family life.

Upstairs, there are three well-proportioned bedrooms, offering flexible accommodation for families, guests or those working from home. The additional loft room provides further versatility and could be utilised as a home office, hobby room or useful storage space.

3



1



2





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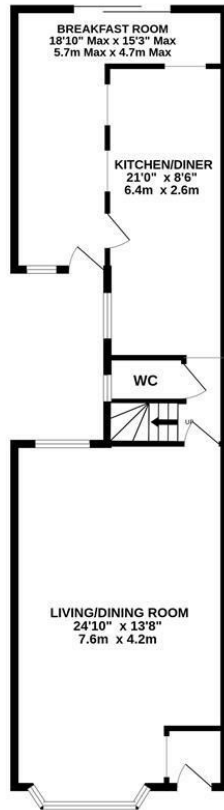
OFFICE ADDRESS

BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
Kettering
Northamptonshire
NN14 1QF

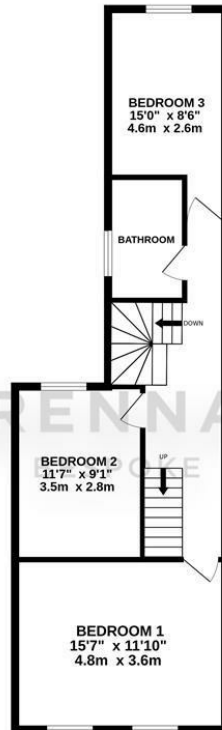
OFFICE DETAILS

01536 904400
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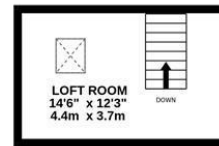
GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



2ND FLOOR
147 sq.ft. (13.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1533 sq.ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
North Northants Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements