

# HENDERSON CONNELLAN

ESTATE AGENTS

Windmill Avenue, Kettering, NN15

"Just Add Furniture"

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This exceptional, extended end of mews home is situated on this convenient, desirable road – Wicksteed Park, Schools, Shops, amenities and walks are moments away. The stylish interior features an entrance hall, guest cloakroom, Living room with feature fireplace and the very impressive, Kitchen/Dining/Family room with designer units and a picture window overlooking the garden. Upstairs is just as impressive with a principal bathroom and three good bedrooms. Gas central heating and UPVC double glazing completes the inside. The deep frontage is laid to lawn with mature plantings, the rear garden is a good size with useful brick-built outbuildings, a single garage and parking. A home you can move right into!

**Living Room** - 3.63m x 3.81m (11'11" x 12'6")

**Kitchen/Dining Room** - 2.92m x 5.61m (9'7" x 18'5")

**Family Room** - 3.38m x 2.41m (11'1" x 7'11")

**WC** - 1.57m x 1.04m (5'2" x 3'5")

**Bedroom 1** - 3.66m x 3.05m (12'0" x 10'0")

**Bedroom 2** - 2.97m x 3.45m (9'9" x 11'4")

**Bedroom 3** - 2.77m x 2.54m (9'1" x 8'4")

**Bathroom** - 2.03m x 2.13m (6'8" x 7'0")

- Gas Central Heating
- UPVC Double Glazing
- Extended Kitchen/Dining/Family Room
- Three Bedrooms
- Private Garden
- Offroad Parking For One Car
- Oversized Garage
- Close to Local Amenities
- EPC RATING: PENDING
- COUNCIL TAX: B

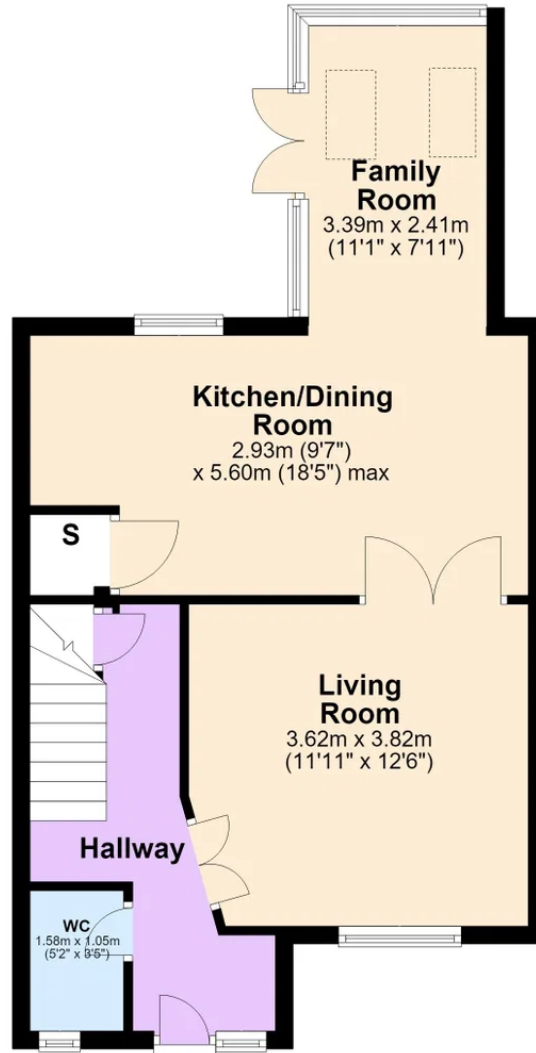
**Tenure:** Freehold





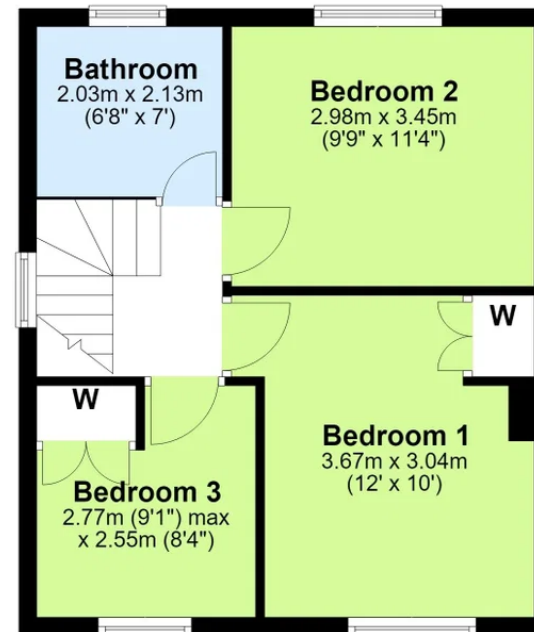
## Ground Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 85.1 sq. metres (915.6 sq. feet)



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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.

