

BRENNAN

BESPOKE

£280,000

Kingsley Avenue

Kettering, NN16 9ER

PROPERTY SUMMARY

This three bedroom semi detached home on Kingsley Avenue is set on one of north Kettering's well-known, tree-lined avenues and offers modern interiors and recent upgrades in all the right places. The property benefits from an upgraded kitchen and bathroom, giving a fresh, contemporary feel while still retaining a practical layout that suits first-time buyers, young families or investors. The ground floor includes a comfortable living room with a lovely bay window to the front, adding character and natural light, alongside a separate dining room that provides flexible space for family meals or entertaining. To the rear, the kitchen has been improved and finished with a stylish mosaic tiled floor, creating a modern look and a practical space for day-to-day use. Upstairs, there are three bedrooms and the recently updated family bathroom, which is fully tiled and continues the home's clean, modern finish. Outside, the rear garden is a lovely space with a patio area and lawn with the added benefit of a brick outbuilding to the rear, ideal for storage, a workshop or hobby space, making the garden feel both practical and enjoyable.

3



1



2





BRENNAN
BESPOKE

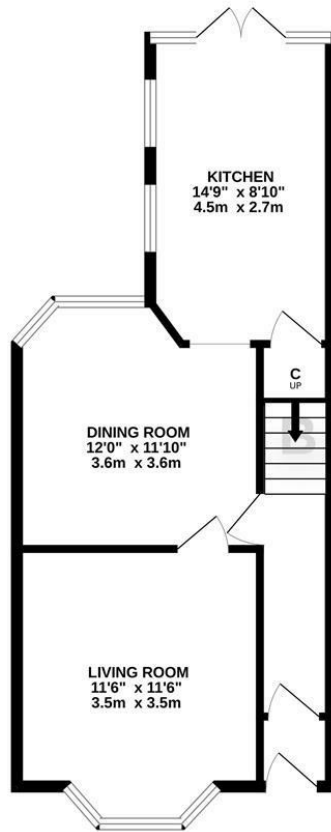
OFFICE ADDRESS

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

OFFICE DETAILS

01536 904400
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GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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