



**HENDERSON
CONNELLAN**

ESTATE AGENTS

Central Avenue, Kettering, NN16

"Beautifully Balanced"

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Beautifully presented throughout, this three-bedroom home brings together stylish interiors, practical living space and a generous garden, all conveniently positioned close to a range of local amenities to create a home that's perfectly balanced for modern life. Enjoying gas central heating, Oak interior doors and UPVC double glazing, the property offers an entrance porch, entrance hall, bright living room with feature fireplace with gas fire and a stunning designer kitchen/dining room with Quartz worksurfaces and a range of integrated appliances and useful under-stairs storage. Upstairs the light filled landing has a picture windows and leads to three good-sized bedrooms, two of which are doubles, alongside a family bathroom and separate WC. Outside, a shared driveway leads to double gates and a private driveway with parking for two cars, within the fabulous rear garden enjoying a leafy back drop. The private rear garden features a natural stone patio, lawned area, with planted borders and a versatile garden room. A home that has it all!

Porch - 2.62m x 1.4m (8'7" x 4'7")

Living Room - 6.17m x 3.61m (20'3" x 11'10")

Kitchen/Dining Room - 6.17m x 3.91m (20'3" x 12'10")

Bedroom One - 3.89m x 3.86m (12'9" x 12'8")

Bedroom Two - 3.86m x 3.63m (12'8" x 11'11")

Bedroom Three - 3.63m x 2.24m (11'11" x 7'4")

Bathroom - 2.18m x 1.85m (7'2" x 6'1")

WC - 1.04m x 0.91m (3'5" x 3'0")

- Spacious Living Room
- Modern Kitchen/ Dining Room
- Three Generous Bedrooms
- Offroad Parking for two cars
- Substantial Garden
- Close to Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- EPC Rating: PENDING
- Council Tax: B

Council Tax Band: B

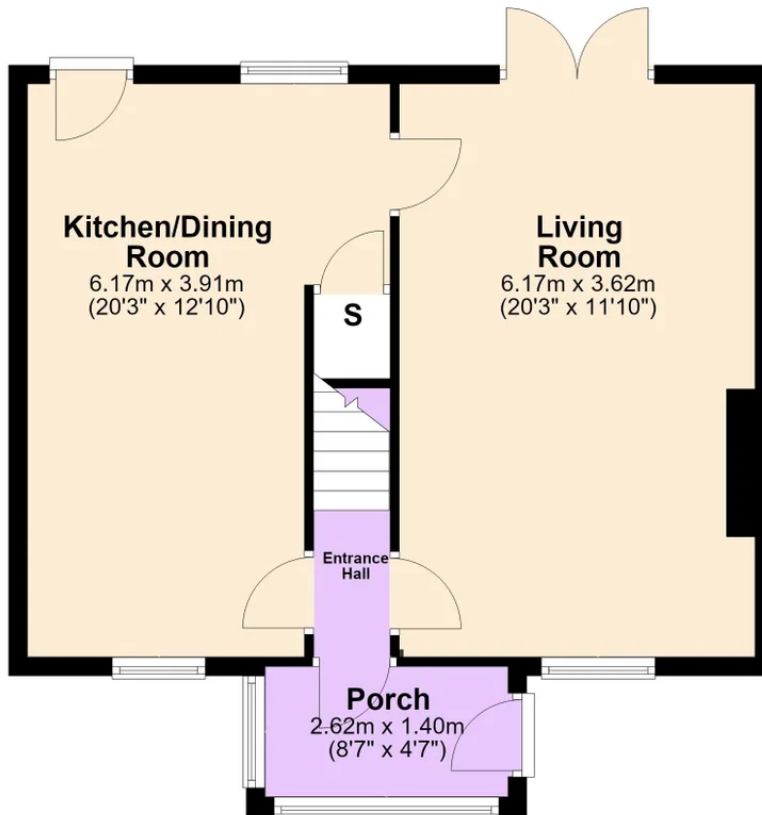
Tenure: Freehold





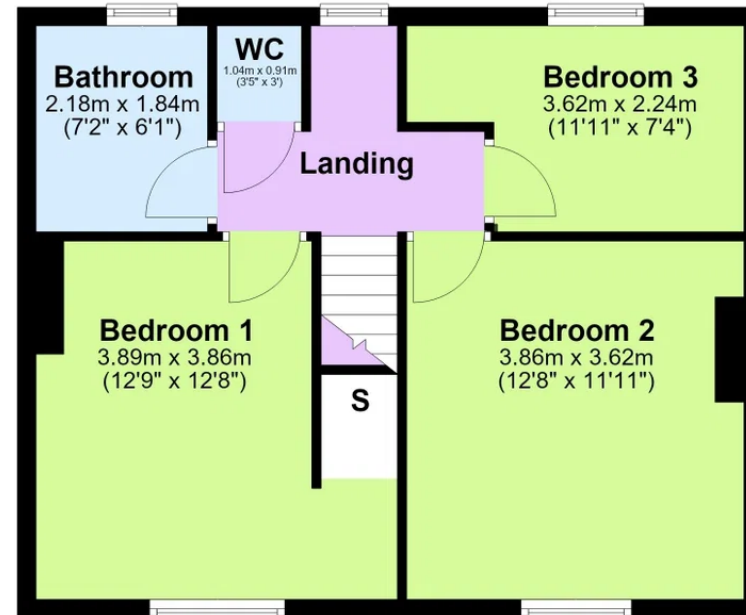
Ground Floor

Approx. 51.0 sq. metres (548.4 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



Total area: approx. 98.1 sq. metres (1056.4 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.

