



**Connells**

Bates Avenue  
Ringstead Kettering



# Bates Avenue Ringstead Kettering NN14 4DY

for sale offers over  
**£230,000**



## Property Description

This chain-free three-bedroom semi-detached home offers a spacious and practical layout, complete with front and rear gardens and a driveway. The ground floor features a welcoming hallway that leads into a bright sitting room, ideal for everyday relaxation. To the rear, the kitchen/dining room provides generous space for cooking and entertaining, with direct access to a useful utility room, adding valuable storage and convenience.

Upstairs, the property benefits from a well-thought-out layout that provides flexibility for a range of lifestyles. The main bedroom sits to the front of the home and offers ample space for bedroom furniture, creating a comfortable and peaceful retreat. Bedroom Two, positioned at the rear, is also well-sized and enjoys views over the garden, making it a great choice for children, guests, or a secondary double room. Bedroom Three is a versatile space—ideal as a nursery, home office, or single bedroom—offering further options for modern living. A neatly arranged family bathroom is conveniently located off the landing, serving all three bedrooms and completing the upper floor.

Outside, the property features both front and rear gardens, offering attractive outdoor spaces for gardening, play, or entertaining. A driveway provides off-road parking, enhancing the home's practicality.

With its versatile layout, generous outdoor space and chain-free status, this property presents an excellent opportunity for buyers seeking a comfortable family home.

## Ground Floor

### Hall

Entrance door to the front, stairs to the first floor.

### Sitting Room

Window to the front, under stairs storage cupboard, laminate flooring, radiator.

### Kitchen / Diner

Window to the rear, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer, agar and cooker hood, space for appliances, tiled flooring in kitchen, laminate flooring in dining area, radiator.

### Utility Room

Windows to the rear and side, French patio doors to the rear.

## First Floor

### Landing

Airing cupboard.

### Bedroom One

Window to the front, carpet flooring, radiator.

### Bedroom Two

Window to the rear, carpet flooring, radiator.

### Bedroom Three

Window to the front, carpet flooring, radiator.

### Bathroom

Window to the rear, bath with shower over, wash hand basin, low level WC, tiled splash backs.

## Externally

### Front Garden

Block paved with pathway to entrance.

### Rear Garden

Fully enclosed with gated side access, laid to lawn and patio area.



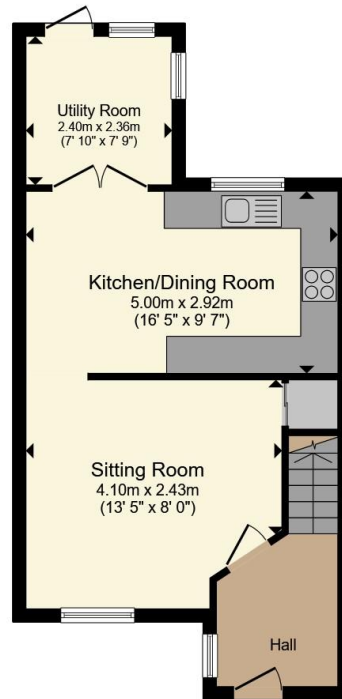




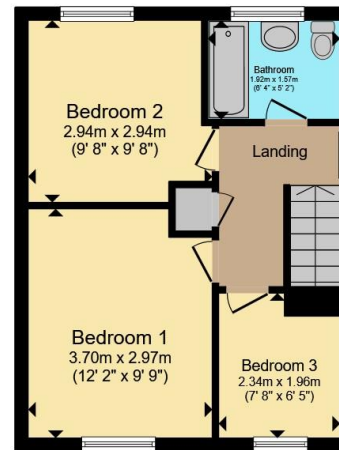








**Ground Floor**



**First Floor**

Total floor area 76.2 m<sup>2</sup> (820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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