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NN14 4JH

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NN14 6BQ

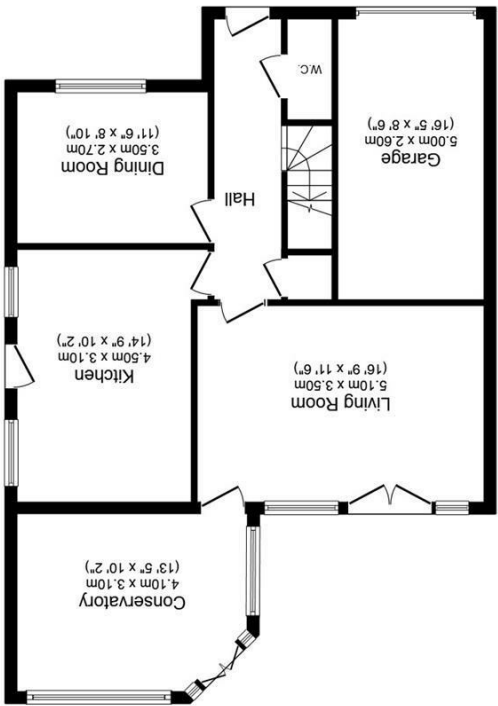
Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

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Total floor area: 137.5 sq.m. (1,480 sq.ft.)

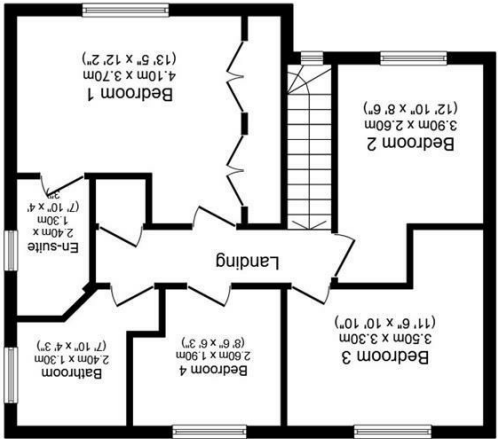
Ground Floor

Floor area 80.0 sq.m. (861 sq.ft.)



First Floor

Floor area 57.5 sq.m. (619 sq.ft.)



2 Gainsborough Avenue, Kettering, NN15 5UD
£385,000

4 2 3 C

This immaculately presented four-bedroom detached family home is located in a sought-after residential area just off Walkton Lane, close to local amenities and highly regarded primary and secondary schools. Exceptionally well maintained throughout, the property also benefits from newly fitted radiators across the entire home, improving comfort and energy efficiency.

The accommodation begins with a welcoming entrance hall featuring wooden flooring and a useful under-stairs storage cupboard. The spacious lounge also benefits from wooden flooring and a newly fitted gas fire, creating a warm and inviting atmosphere. Patio doors open onto the rear garden, while an internal door leads to a generously sized conservatory complete with an electric heater and ventilation system, allowing for comfortable year-round use.

To the front of the property is a separate dining room with ample space for family dining and entertaining. The kitchen/breakfast room is fitted with attractive oak base and eye-level units and includes space for a washing machine, dishwasher and freestanding fridge freezer, along with room for a breakfast table and chairs. A convenient downstairs WC completes the ground floor.

Upstairs, the spacious master bedroom features fitted wardrobes and a modern ensuite with electric shower, wash basin with storage, WC and heated towel rail. Bedrooms two, three and four are all well-proportioned double rooms, ideal for family members or guests. Stylish shutters have been fitted to all upstairs windows, adding a contemporary finish.

The family bathroom includes a bath with electric shower over, pedestal wash basin, WC and heated towel rail. An airing cupboard housing the hot water tank provides additional practical storage.

EPC - C



Entrance Hall

WC

Dining Room

11'5" x 8'10" (3.50 x 2.70)

Kitchen

14'9" x 10'2" (4.50 x 3.10)

Living Room

16'8" x 11'5" (5.10 x 3.50)

Conservatory

13'5" x 10'2" (4.10 x 3.10)

Landing

Bedroom One

13'5" x 12'1" (4.10 x 3.70)

En Suite

8'6" x 4'7" (2.60 x 1.40)

Bedroom Two

12'9" x 8'6" (3.90 x 2.60)

Bedroom Three

11'5" x 10'9" (3.50 x 3.30)

Bedroom Four

8'6" x 6'2" (2.60 x 1.90)

Family Bathroom

7'10" x 4'3" (2.40 x 1.30)