



**Connells**

St. Peters Avenue  
Kettering



## Property Description

This beautifully presented mid-terraced home offers a perfect blend of style and practicality. Decorated throughout to a high standard, it boasts a modern contemporary feel that's both inviting and functional.

The ground floor features a welcoming entrance hall leading into a spacious living room and dining area, ideal for relaxing or entertaining guests. A sleek, modern kitchen is complemented by a utility room and a convenient downstairs W.C., adding to the home's thoughtful layout.

Upstairs, there are two generously sized bedrooms and a stylish family bathroom, all finished with quality fittings and a fresh, modern aesthetic. To the rear, a low-maintenance garden provides a peaceful outdoor retreat, perfect for enjoying sunny afternoons without the upkeep.

Located in a well-connected area, the property is close to a variety of local amenities including schools, parks, shops, and restaurants. Public transport links are easily accessible, making it a convenient choice for families and professionals alike.

## Ground Floor

### Entrance Hall

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

### Lounge / Dining Room

23' 3" x 8' 3" ( 7.09m x 2.51m )

Bay window to the front, window to the rear, fire place with surround, picture rail, radiator.

### Kitchen

17' 6" x 8' 3" ( 5.33m x 2.51m )

External door and windows to the side, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer taps, integrated double oven and hob with cooker hood, integrated microwave, integrated dishwasher.

### Utility Room

Window to the rear, wall and base units with rolled edge work surface, space for appliances.

### Cloakroom

Window to the rear, wash hand basin, low level WC.

## First Floor

### Bedroom One

18' x 10' 11" ( 5.49m x 3.33m )

Windows to the front, radiator.

### Externally

### Rear Garden

Enclosed by timber fencing and brick wall, gated access, decorative paved.

### Bedroom Two

12' x 11' 10" ( 3.66m x 3.61m )

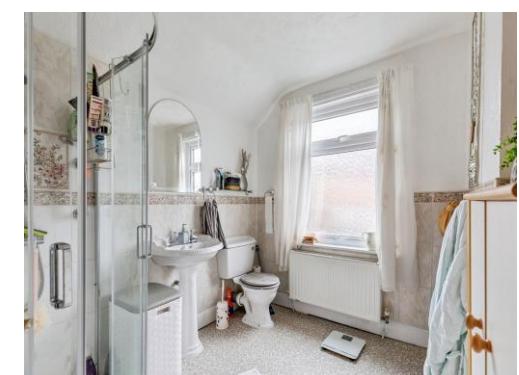
Window to the rear, radiator.

### Bathroom

Window to the rear, shower cubicle, wash hand basin, low level WC, heated towel rail, tiled walls, vinyl flooring.

### Loft Space

Boarded









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: E    Council Tax  
 Band: B

Tenure: Freehold

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