



Blandford Avenue, Kettering **Freehold** £315,000 O.I.E.O.

**Pattison  
Lane**

# Key Features

 3  1  C  D

- Three Bedroom Detached Home
- Driveway
- Downstairs Cloakroom
- Two Reception Rooms
- Kitchen Breakfast Room

Situated on the prestigious, tree-lined Blandford Avenue within Kettering's desirable "North End," this substantial three-bedroom detached residence sits upon an exceptional double-width plot.

Offering significant scope for further development (STPP), the property is a rare find for those seeking both space and future potential.



The interior is impressively bright and airy, maintained to a very good standard throughout. Key features include a stunning, expansive kitchen / breakfast room- the heart of the home- complemented by two versatile reception rooms and a practical ground-floor guest cloakroom / laundry. The first floor hosts three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property continues to impress with a vast rear garden predominantly laid to lawn, alongside extensive off-road parking to the front.

The accommodation comprises:

#### ENTRANCE HALL

LIVING ROOM 13'9 into bay x 12' max (4.19m x 3.65m)

DINING ROOM 12' into bay x 11'10 max (6.80m x 3.60m)

KITCHEN / BREAKFAST ROOM 22'4 x 8'10 (6.80m x 2.69m)

#### CLOAKROOM



GROUND FLOOR

1ST FLOOR



## FIRST FLOOR LANDING

BEDROOM ONE 15'2 max x 11'9 (4.62m x 3.58m)

BEDROOM TWO 11'11 x 8'11 max (3.63m x 2.71m)

BEDROOM THREE 13'1 x 8'10 max (3.98m x 2.69m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?



SCAN ME

Contact us to arrange a **FREE** home valuation.

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 [kettering@pattisonlane.co.uk](mailto:kettering@pattisonlane.co.uk)

 [www.pattisonlane.co.uk](http://www.pattisonlane.co.uk)



SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206380 - 0003

