



4 Greenfield Avenue, Kettering NN15 7LL

Offers Over £340,000

Discover this impressive, larger than average, semi-detached house situated just off Northampton Road, within walking distance of the town center, railway station, and Kettering General Hospital. This spacious family home features three generously sized double bedrooms on the first floor, complemented by a versatile fourth bedroom or studio on the ground floor.

The heart of the home is a fitted kitchen that overlooks a beautifully landscaped rear garden, while the double-aspect bay-windowed living room invites plenty of natural light. Each of the first floor bedrooms features substantial fitted wardrobes, offering ample shelving, drawers, and hanging space for all your storage needs.

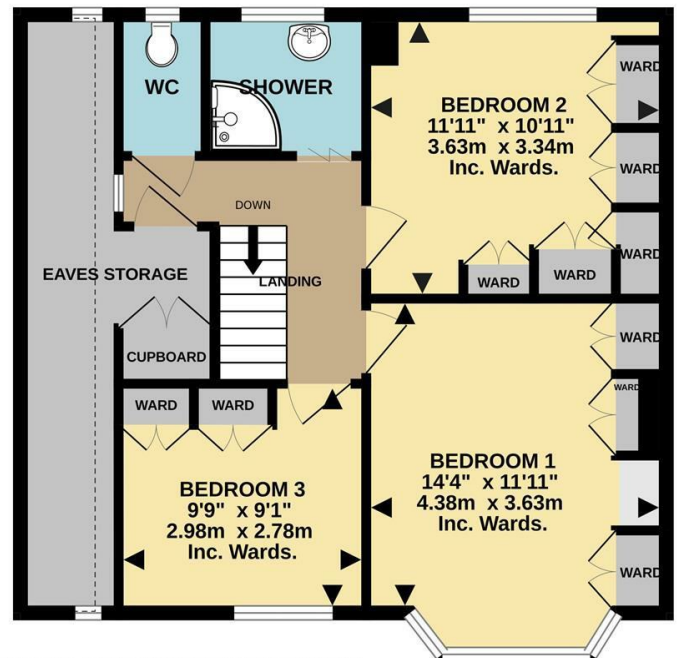
The shower room is a luxurious retreat, featuring a shower cabin equipped with body jets, a seat, and even a radio for a spa-like experience. A separate WC adds convenience for family and guests alike.

Outside, you'll find parking for two cars at the front. The large rear garden is a true oasis with no direct overlooking from behind. The property is not overlooked from the front either making this a really pleasant setting. Enjoy entertaining on the extensive deck area, relax on the porcelain-tiled patio, or host barbecues from the sheltered barbecuing space. Additionally, there are practical storage sheds to help keep your outdoor space organized.

This property is not just a house; it's a perfect family home in a prime location just 10 minutes walk from the Heritage quarter of Kettering and mainline station with London St Pancras in under an hour.

**Tenure: Freehold
Energy Rating:
Council Tax Band: C**

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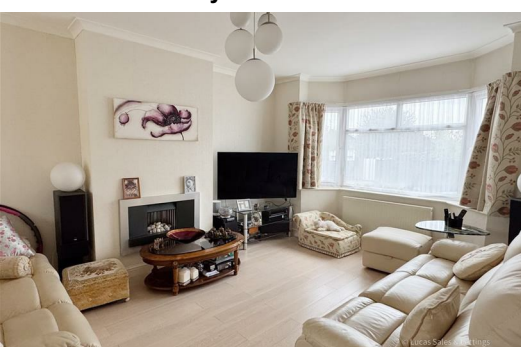


TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Sought after location, town centre, railway station and hospital nearby
- Gas central heating, PVC double glazed (except one window)
- Larger than average home with fourth bedroom or studio on ground floor
- Fitted kitchen, double aspect bay windowed living room
- 3 double bedrooms, shower room with shower cabin, separate wc
- Off road parking for 2 cars, large rear garden. Front and rear not directly overlooked

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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