



HENDERSON CONNELLAN

ESTATE AGENTS

Hillside Avenue, Kettering, NN15

"Character Charm with a Modern Twist"

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Offered to the market with NO CHAIN, this exceptional, greatly enhanced and extended detached home offers period design and styling with modern, high specification enhancements. The ultra convenient setting means Wicksteed Park, the mainline railway station and the town centre as well as schools, bus routes and amenities are a short walk away. The stunning interior benefits from UPVC double glazing and gas central heating to include an entrance hall and guest cloakroom with striking karndean flooring in a period design, the generous living room has a bay window and feature fireplace enjoying the warmth of a wood burner and the fabulous, extended kitchen/dining/family room has designer units, central island, integrated appliances and bi-fold doors bringing the outside in, and finally a utility room add to the practicality.

Upstairs there are three double bedrooms with built in storage and a principal shower room. Outside there is off-road parking for two cars set behind a brick wall with decorative wrought iron railings on a gravelled driveway. The private, landscaped rear garden features a slate patio perfect for summer outdoor living. Outstanding!

Living Room - 6.43m x 4.24m (21'1" x 13'11")

Kitchen/Dining Room - 4.7m x 4.65m (15'5" x 15'3")

Utility - 2.03m x 1.73m (6'8" x 5'8")

Bedroom 1 - 4.24m x 3.17m (13'11" x 10'5")

Bedroom 2 - 3.23m x 3.17m (10'7" x 10'5")

Bedroom 3 - 3.68m x 2.41m (12'1" x 7'11")

Bathroom - 2.01m x 1.75m (6'7" x 5'9")

- NO CHAIN
- Gorgeous Extended Kitchen/Dining Room
- High Specification Kitchen with Island
- Guest Cloak Room
- Period Features Throughout
- Modernised Shower Room
- Off Road Parking for Two Cars
- Private Established Rear Garden
- EPC RATING: D
- COUNCIL TAX: C

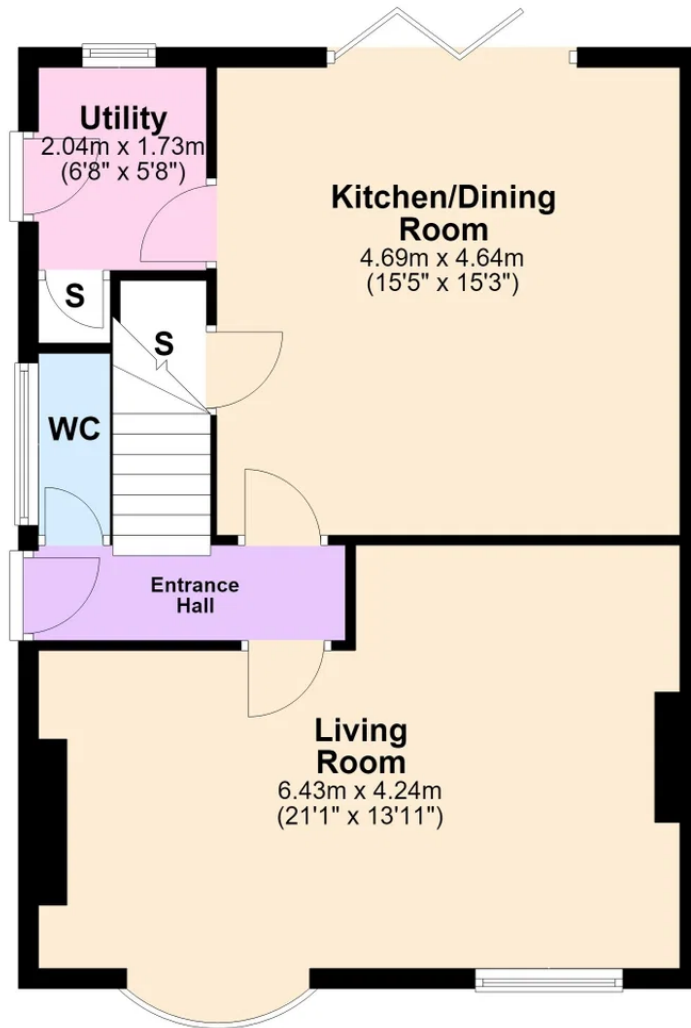
Tenure: Freehold





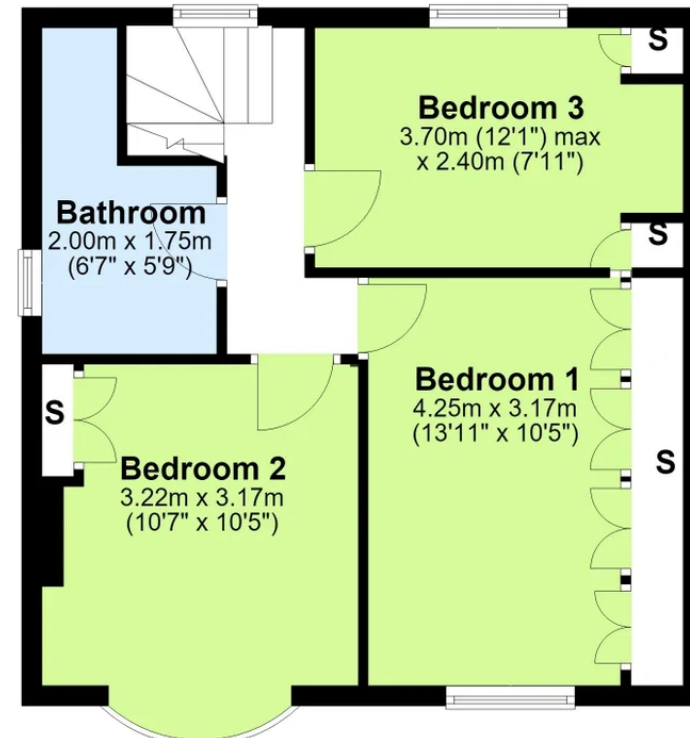
Ground Floor

Approx. 58.4 sq. metres (628.1 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 101.0 sq. metres (1087.5 sq. feet)