CHRIS GEORGE
THE ESTATE AGENT

108 Nedle Avenue, Kettering, NN16 9HD
Offers over £250,000



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Thrapston
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NORTHAMPTONSHIRE
NN14 4JH

Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

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Total floor area: 160.8 sq.m. (1,731 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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A competitively priced, two-bedroom detached bungalow situated on the attractive, tree-lined Neil Avenue, within the popular north end of Kettering. Benefits include sealed unit double glazing, gas radiator central heating, versatile accommodation, a conservatory, garage with potential for conversion, off-road parking for two vehicles and an attractive, established landscaped rear garden. The property is offered for sale in good decorative order throughout with no onward chain. An internal viewing is highly recommended.

The property is entered via the entrance hall, with access leading to all principal rooms. To the right, access leads into the garage, which offers excellent potential for conversion into an additional bedroom or reception room, subject to any necessary consents. Stairs from the garage lead to a large loft storage area, providing useful additional space. Bedroom two is currently utilised by the owners as a dining room and benefits from a window overlooking the front elevation. The kitchen comprises a range of fitted eye and base level units with space for appliances. To the rear of the property is the master bedroom, enjoying views over the attractive rear garden, and the lounge, which features a fireplace and provides access into a small conservatory overlooking the garden.

The attractive, established rear garden is predominantly laid to lawn, with well-stocked borders featuring a variety of mature trees and shrubs, creating a pleasant and relatively low-maintenance outdoor space. To the front of the property is off-road parking for two vehicles, with access to the garage.

The property is offered for sale in good decorative order throughout with no onward chain, and an early internal viewing is highly recommended to appreciate the accommodation and potential on offer.

EPC RATING - D
COUNCIL TAX BAND - C





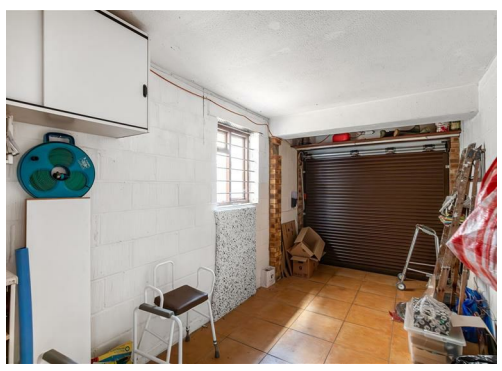


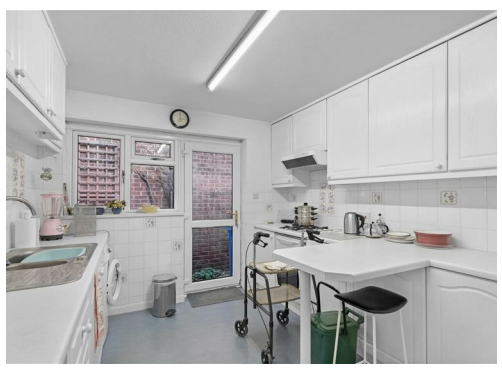


















Lounge
16'4" x 11'1" (5.00 x 3.40)

Conservatory
12'5" x 8'10" (3.80 x 2.70)

Kitchen
11'1" x 9'10" (3.40 x 3.00)

Bedroom 1
13'1" x 11'5" (4.00 x 3.50)

Bedroom 2
9'10" x 8'10" (3.00 x 2.70)

Bathroom
9'0" x 7'6" (2.75 x 2.30)

Garage
15'8" x 7'6" (4.79 x 2.30)

Attic Room
36'8" x 21'7" (11.20 x 6.60)