



32 Blandford Avenue  
Kettering, NN16 9AR



Simpson & Partners

Approx 1926 sq ft. This exceptional four bedroom detached property, situated on the North side of Kettering, offers an impressive extended living space perfect for family life. The home boasts convenient off-road parking and a garage, ensuring ample space for vehicles.

Throughout the property, you'll find modern amenities including UPVC double glazing and gas radiator heating for optimal comfort. The heart of the home is undoubtedly the superb 24' kitchen/breakfast room, which comes fully equipped with high-end appliances. These include a built-in stainless steel oven, microwave, induction ceramic hob with extractor hood, two fridges, a freezer, and a dishwasher – perfect for culinary enthusiasts.

The bay-fronted dining room, featuring a cozy log burner, opens seamlessly into the kitchen/breakfast area, creating an ideal space for entertaining. The separate 21' lounge also benefits from a log burner and patio doors that lead onto the southerly facing rear garden, bringing the outdoors in and with the added benefit of an en-suite to the second bedroom and a downstairs W.C.

For those who work from home, there's a dedicated study that flows into a conservatory, offering a bright and inspiring workspace. The sleeping quarters are equally impressive, with the master bedroom boasting a dressing room with fitted wardrobes and an en-suite shower room. The second 16' bedroom features dual aspect windows for plenty of natural light, while the third bedroom also includes fitted wardrobes. A three-piece bathroom suite completes the internal layout.

Externally, the property offers both front and rear gardens, with the rear garden benefiting from a desirable southerly aspect – perfect for soaking up the sun.

This deceptively spacious family home truly must be seen to be appreciated. An internal viewing is highly recommended to fully understand the extent and quality of accommodation on offer in this superb property.



Offers In Excess Of £420,000

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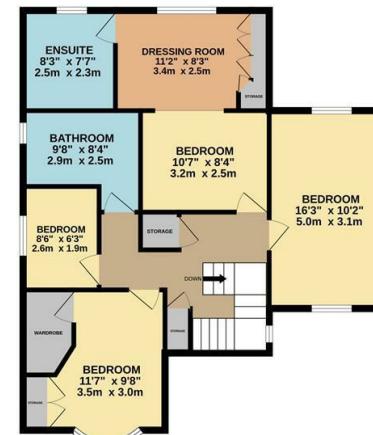


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## GROUND FLOOR

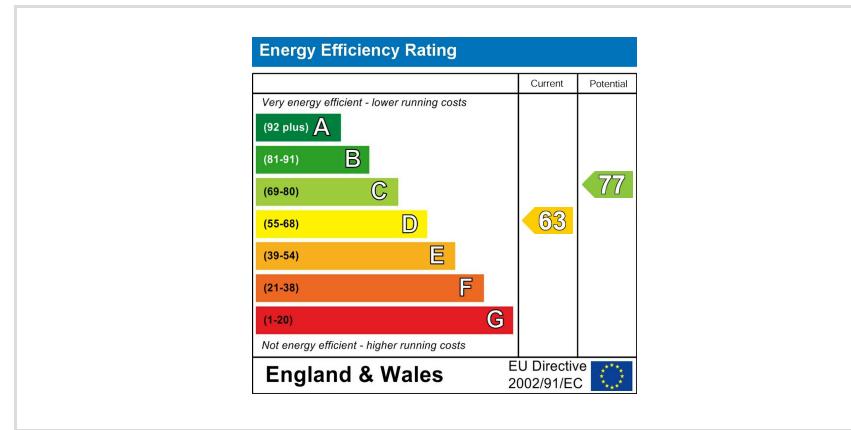


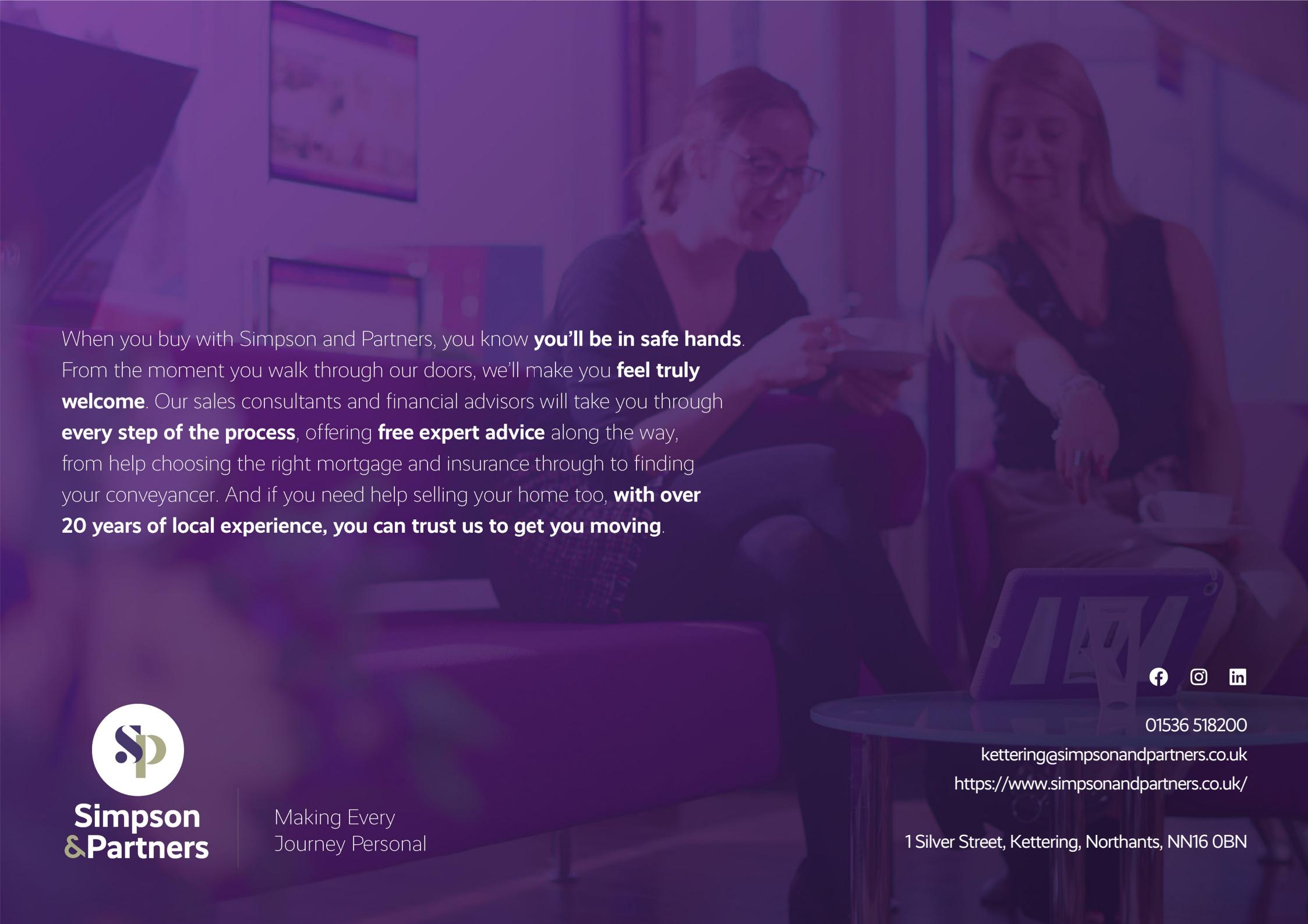
## 1ST FLOOR



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 be used as such by any prospective purchaser. The heating, security and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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