

HENDERSON CONNELLAN

ESTATE AGENTS

Linden Avenue, Kettering NN15

"Connected Living in a Charming Semi-Detached Home"

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Situated in an ultra-convenient Kettering location, this spacious semi-detached home offers comfortable living with the benefit of private gardens and off-road parking.

Featuring gas central heating and UPVC double-glazed windows, this property is designed for ease and enjoyment. The inviting accommodation includes an entrance porch leading to a welcoming hallway and a practical guest cloakroom. The dual-aspect living/dining room is a bright space, featuring a bay window, an attractive fireplace, and French doors that open to the garden. The well-equipped kitchen provides a functional area for daily life. Upstairs, you will find three bedrooms, with two generous doubles, including the main bedroom with a bay window. A contemporary family bathroom completes the upper level. Externally, a driveway offers off-road parking to the front, complemented by a neat foregarden with a privacy hedge. The west-facing private rear garden is thoughtfully laid out for low maintenance, boasting a patio for al fresco dining, a lawn, mature borders, and useful summer house and shed. This home is ideally positioned for easy access to local amenities and transport links.

Living Room - 4.17m x 3.25m (13'8" x 10'8")

Dining Room - 3.51m x 3.28m (11'6" x 10'9")

Kitchen - 3.78m x 1.85m (12'5" x 6'1")

WC - 1.12m x 0.74m (3'8" x 2'5")

Bedroom One - 4.29m x 3.25m (14'1" x 10'8")

Bedroom Two - 3.53m x 3.25m (11'7" x 10'8")

Bedroom Three - 2.36m x 1.8m (7'9" x 5'11")

Bathroom - 2.29m x 1.8m (7'6" x 5'11")

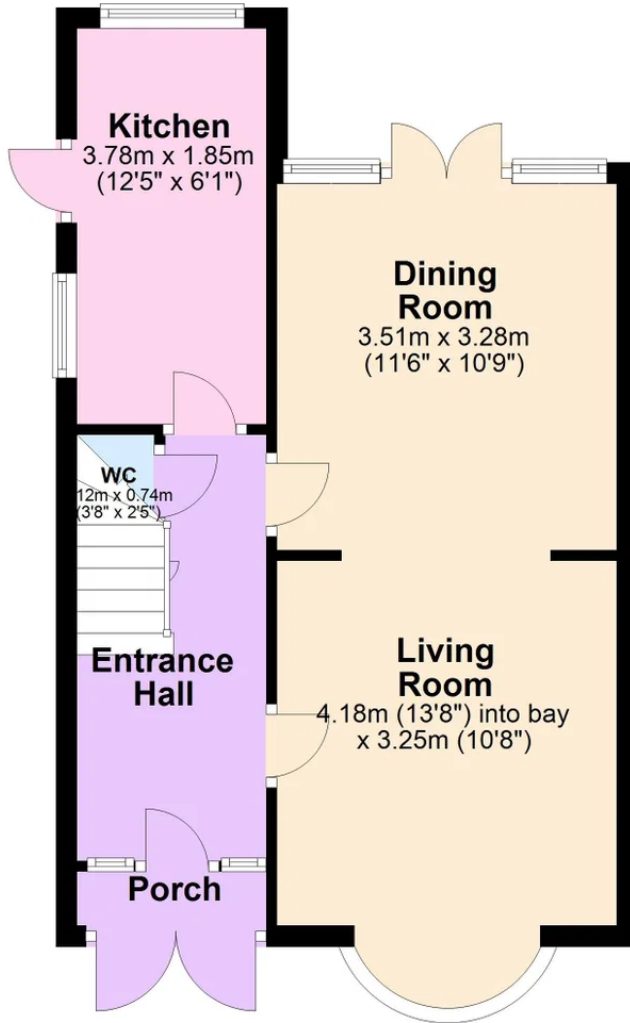
- Ultra-Convenient Location
- Spacious Accommodation
- Semi-Detached
- Guest Cloakroom
- Off Road Parking
- Private Gardens
- Bay Window
- EPC RATING: D
- COUNCIL TAX: B
- Tenure: Freehold





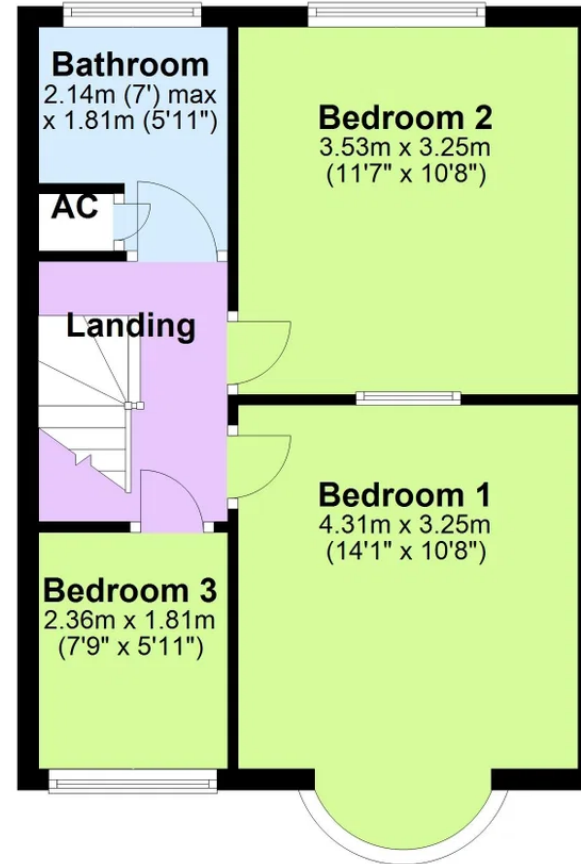
Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 77.2 sq. metres (831.5 sq. feet)



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

