



HENDERSON CONNELLAN

ESTATE AGENTS

Neale Avenue, Kettering NN16

"Avenue Life"

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This very well presented, semi-detached home is situated on this desirable tree lined avenue, a nice environment to live, yet close to schools, shops, and parks as well as bus routes. The interior benefits from gas central heating and UPVC double glazing to include an entrance hall with attractive tiled flooring, a free-flowing living room and dining room with feature fireplace, fitted kitchen with integrated oven and hob as well as an adjoining utility room. There is a ground floor bathroom and upstairs shower room which adds to the practicality as well as three good size bedrooms. Outside the fore garden is set behind picket fencing and the rear garden is a good size enjoying a mature feel. A home with roots, in an avenue worth putting down your own.

Living/Dining Room - 6.78m x 4.14m (22'3" x 13'7")

Kitchen - 3m x 2.39m (9'10" x 7'10")

Bathroom - 1.78m x 1.65m (5'10" x 5'5")

Bedroom One - 4.09m x 3.17m (13'5" x 10'5")

Bedroom Two - 3.48m x 3.2m (11'5" x 10'6")

Bedroom Three - 3m x 2.41m (9'10" x 7'11")

Shower Room - 2.49m x 0.81m (8'2" x 2'8")

- Gas Central Heating
- UPVC Double Glazing
- Living Room and Dining Room
- Kitchen with oven and hob
- Three good size Bedrooms
- Principal Bathroom and separate Shower Room
- EPC RATING: D
- COUNCIL TAX: C

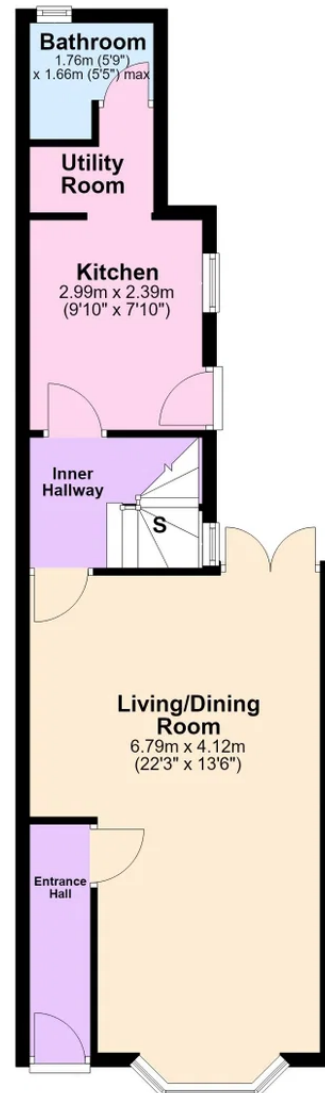
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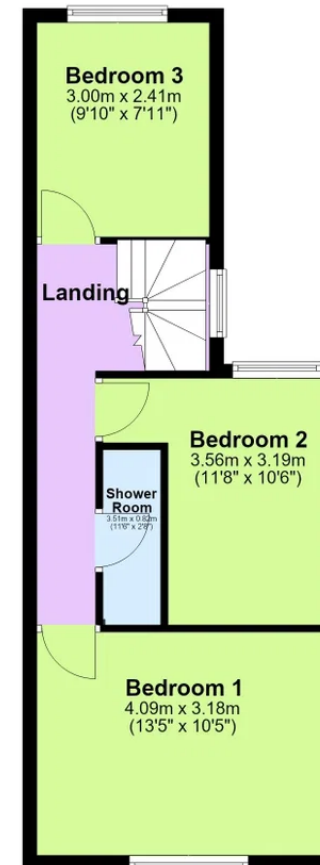
Ground Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 86.3 sq. metres (928.5 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.

