

# HENDERSON CONNELLAN

ESTATE AGENTS



Pendle Avenue, Kettering NN16

"Living The Dream"

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This stunning detached home is located within the highly regarded North end of Kettering with excellent access to renowned schooling, road and rail networks and business and leisure centre. The well presented interior benefits from UPVC double glazed windows and gas fired central heating to include entrance hall, superb living room with free flowing layout to the dining room, and a stylish fitted kitchen which leads to the cloakroom and utility. On the first floor are three bedrooms, two of which are double in size, the principal with ensuite, and a bathroom. Outside, the front and rear gardens are both mainly laid to lawn, with a driveway providing off road parking, and access to an integral single garage. An impressive, spacious home in a most desirable location.

**Living Room** - 3.99m x 3.2m (13'1" x 10'6")

**Dining Room** - 2.46m x 2.46m (8'1" x 8'1")

**Kitchen** - 2.77m x 2.44m (9'1" x 8'0")

**Utility** - 1.47m x 1.47m (4'10" x 4'10")

**Guest Cloakroom** - 1.47m x 0.89m (4'10" x 2'11")

**Bedroom One** - 3.58m x 3.15m (11'9" x 10'4")

**En Suite** - 2.64m x 1.55m (8'8" x 5'1")

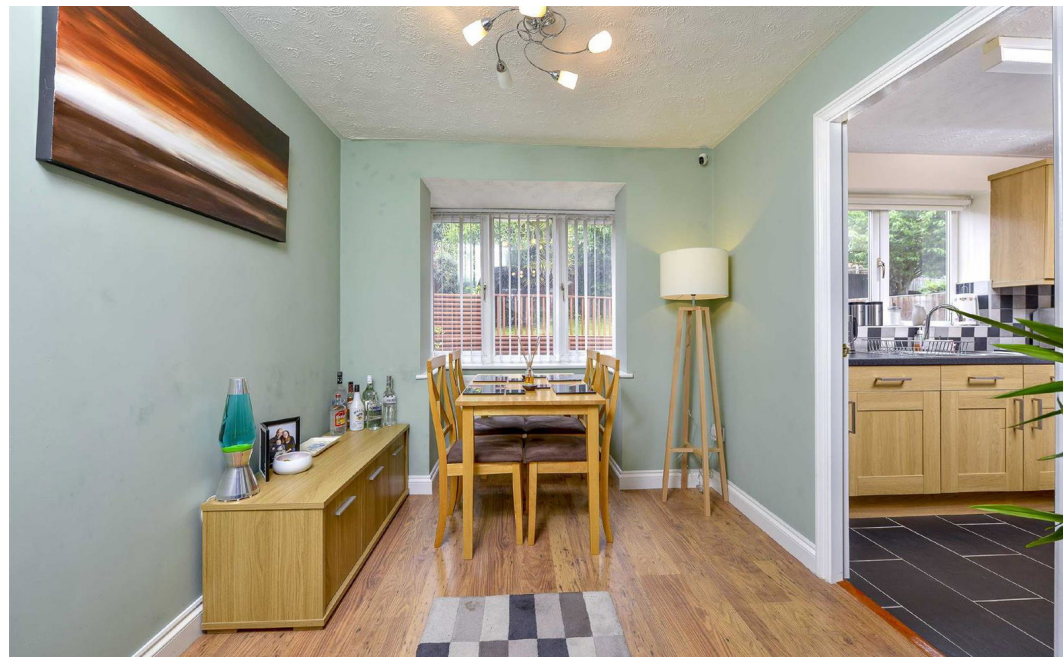
**Bedroom Two** - 3.48m x 3.23m (11'5" x 10'7")

**Bedroom Three** - 3.05m x 1.91m (10'0" x 6'3")

**Bathroom** - 2.06m x 1.7m (6'9" x 5'7")

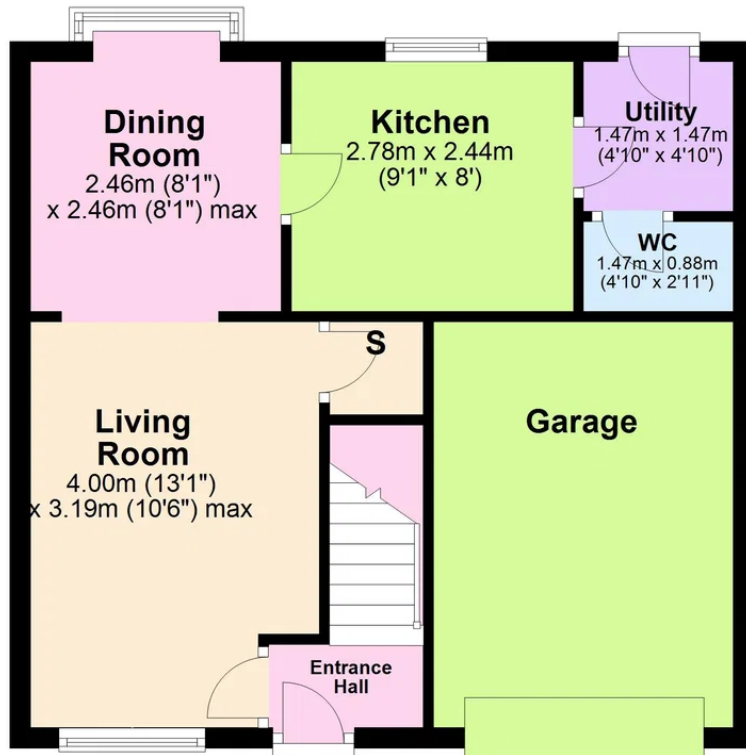
- COUNCIL TAX: C
- EPC RATING: C
- Gas central heating / UPVC double glazing
- Living room flowing to the dining room
- Kitchen with integrated double oven and hob
- Three bedrooms, the main bedroom with en suite
- Tenure: Freehold





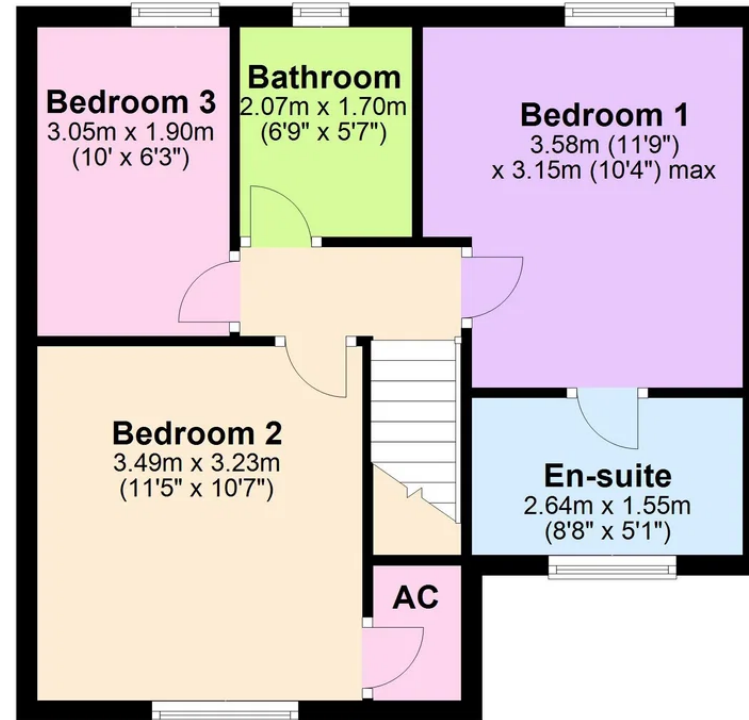
### Ground Floor

Approx. 45.5 sq. metres (489.2 sq. feet)



### First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 87.7 sq. metres (943.8 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.

