

# BRENNAN

BESPOKE



37 Hillside Avenue, Kettering, NN15 6EF

£250,000



Situated on the popular Hillside Avenue in Kettering, this well-proportioned three-bedroom end-of-terrace home is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers, families or investors. Conveniently located close to local amenities and highly regarded schooling, the property combines practical living space with a generous private garden. Upon entering, you are welcomed by a bright entrance hallway providing access to the principal ground floor accommodation. To the front of the property is a spacious bay-fronted lounge, offering a comfortable and inviting space to relax while benefiting from an abundance of natural light. To the rear, the kitchen/diner provides ample room for family meals and entertaining, with a practical layout suited to modern living. Beyond the kitchen is a delightful sun room overlooking the rear garden, creating an additional reception area that can be enjoyed throughout the year. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the first floor hosts three bedrooms, including two generous double bedrooms and a further single bedroom, ideal for use as a nursery, child's room or home office. The master bedroom benefits from fitted wardrobes, providing excellent storage solutions. A family bathroom

