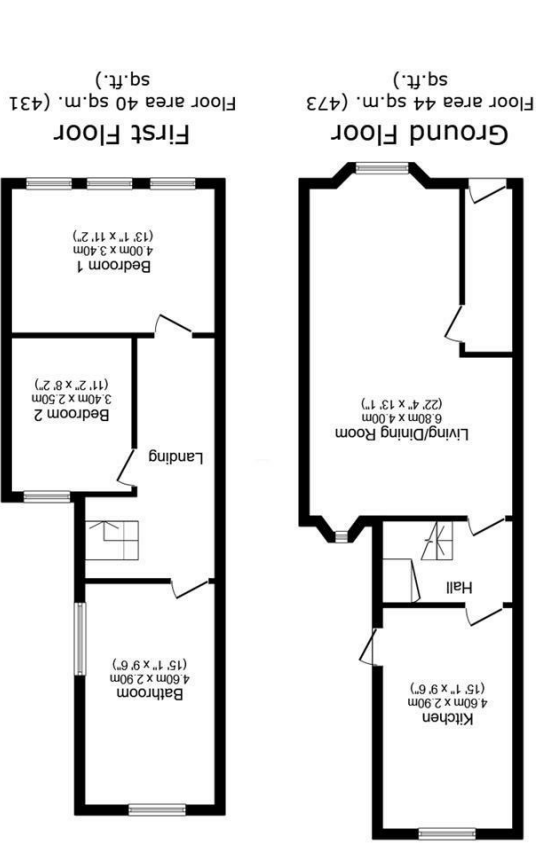


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



191 Kingsley Avenue, Kettering, NN16 9ET
£250,000



Situated on the popular tree-lined Kingsley Avenue, this characterful period semi-detached property is immaculately presented throughout and offers two bay-fronted reception rooms, a modern kitchen, two double bedrooms, and a spacious family bathroom. Close to the town, good primary and secondary schools and other local amenities.

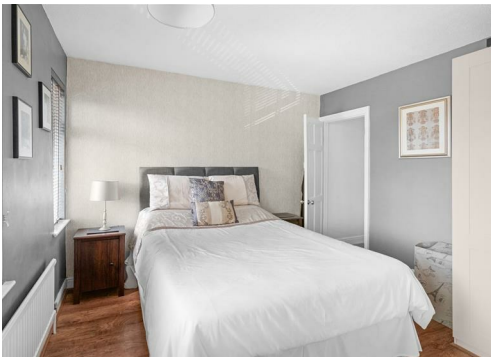
The property is entered via a welcoming entrance hall, leading to two well-proportioned reception rooms. The living room is a bright and inviting space, featuring a charming bay window that floods the room with natural light, along with useful period storage cupboards that add both character and practicality. The dining room also benefits from a bay window to the front of the property and provides an ideal setting for entertaining or family meals.

The kitchen is fitted with a range of eye- and base-level units with work surfaces over, a Belfast sink, and ample space for a range-style cooker, fridge/freezer, washing machine, and dishwasher. A breakfast bar area adds to the functionality of the space, while a large under stairs cupboard provides excellent additional storage.

To the first floor, the landing leads to two generous double bedrooms, both benefiting from built-in wardrobes, and a beautifully appointed, spacious bathroom featuring a four-piece white suite comprising a bath, walk-in shower, WC, and pedestal wash basin.

Externally, the fully enclosed rear garden enjoys a paved patio area, a lawn with well-stocked borders, a useful storage shed, and gated side access leading to the front of the property.

EPC - TBC
Council Tax Band - B



Living/ Dining Room
22'3" x 13'1" (6.80 x 4.00)

Kitchen
15'1" x 9'6" (4.60 x 2.90)

Bedroom 1
13'1" x 11'1" (4.00 x 3.40)

Bedroom 2
11'1" x 8'2" (3.40 x 2.50)

Bathroom
15'1" x 9'6" (4.60 x 2.90)