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Pendle Avenue, Kettering

Offers in excess of £285,000 Freehold

BELVOIR!

EPC Rating D. Council Tax D.



Situated at the desirable north end of Kettering, this well-presented detached home offers spacious and versatile accommodation ideal for modern family living.

To the ground floor, a welcoming living room flows seamlessly into a separate dining area through an attractive arched opening. This thoughtful layout creates an open-plan feel while still maintaining the definition and privacy of individual spaces — perfect for both everyday living and entertaining.

The spacious, modern kitchen breakfast room provides an excellent hub of the home, offering ample space for casual dining. A practical utility room and convenient downstairs WC add to the functionality that every family requires.

Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, creating a private retreat, while the remaining bedrooms are served by the family bathroom.

Externally, the home continues to impress with an integral garage and driveway providing off-road parking to the front. Both front and rear gardens offer excellent outdoor space for relaxing, entertaining, or family activities.

A fantastic opportunity to acquire a stylish and practical family home in a sought-after residential location.

Entrance Hall

Door to front double glazed, radiator, laminate flooring, stairs leading to first floor landing, internal doors to WC, lounge.

Downstairs WC

1.66m x 0.82m (5'5" x 2'8")

Obscure glass window to the front, wash hand basin, half tiled, laminated flooring, low level WC, wall mounted sink, radiator.

Living Room

4.36m x 3.77m (14'4" x 12'5")

Window to the front double glazed, electric fire place, two radiators, archway into dining room. Laminate flooring.

Dining Room

3.42m x 2.44m (11'2" x 8'0")

Twin french doors to the rear double glazed, radiator. Laminate flooring. Door into kitchen.

Kitchen

4.94m x 3.41m (16'2" x 11'2")

Window to the rear double glazed, double glazed rear doors into garden. Fitted kitchen with wall and base units, sink and drainer. Dual sinks, work surfaces, double electric oven, gas hob, cooker hood, built in dishwasher, radiator, breakfast bar, tiled flooring, pantry and door into utility room.





Utility Area

2.59m x 1.59m (8'6" x 5'2")

Double glazed door into garden, plumbing for washing machine, central heating boiler, work surfaces, radiator, loft hatch.

First Floor Landing

Internal doors to all rooms, loft access and airing cupboard.

Bedroom One

3.65m x 2.54m (12'0" x 8'4")

Window to the rear double glazed, radiator, carpet flooring.

En Suite

Window to the side double glazed, shower cubicle, wash hand basin, vanity mirror, extractor fan, low level WC, part tiled, laminate flooring. Heated towel radiator.

Bedroom Two

2.82m x 2.75m (9'4" x 9'0")

Window to the front double glazed, recess big enough to hold a wardrobe, radiator, carpet flooring.

Bedroom Three

2.61m x 2.09m (8'7" x 6'11")

Window to the rear double glazed, radiator, carpet flooring.

Family Bathroom

1.89m x 1.89m (6'2" x 6'2")

Window to the front double glazed, heated towel radiator, shower over the bath, multi function shower, wash hand basin, extractor fan, shaver point, low level WC, part tiled, laminate flooring.

External

To the front of the property you will find a single integral garage and off-road parking. There is lawn and some gravel areas for planting shrubs.

The private rear garden is laid to lawn on a split level with a patio dining area and enclosed by timber fencing with views of trees and shrubs to the rear of the garden.

Garage

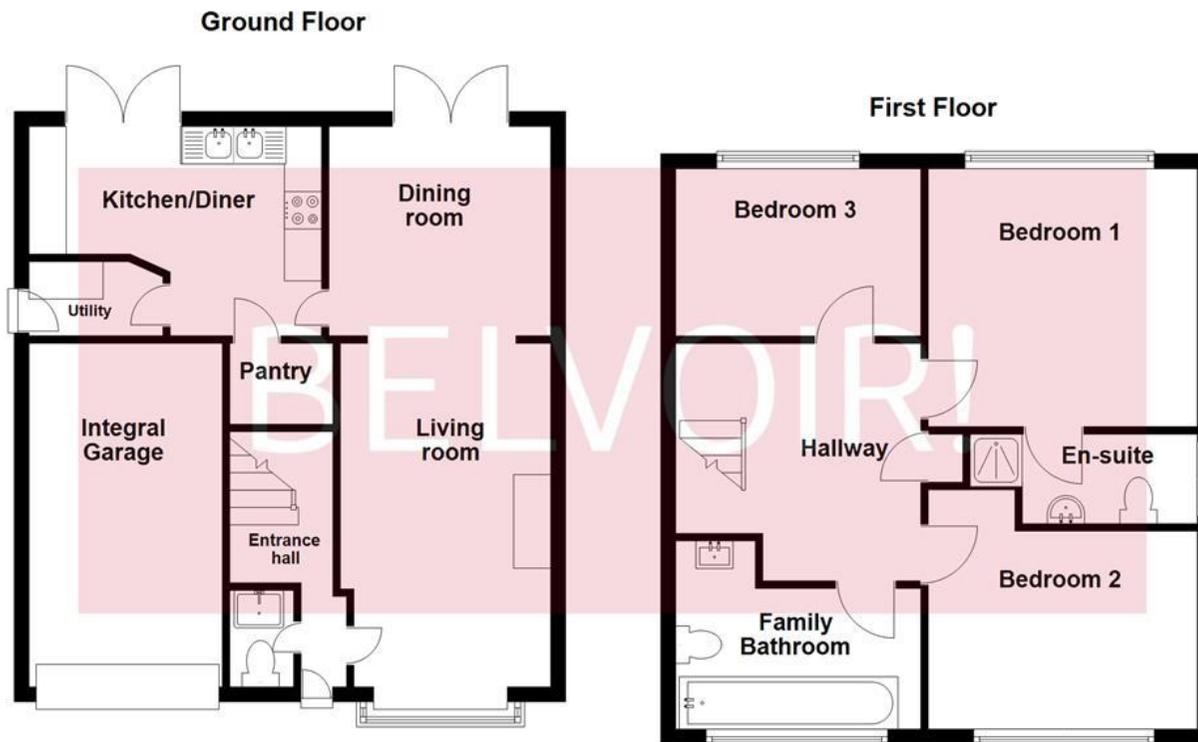
5.36m x 3.62m (17'7" x 11'11")

Light, power, up and over doors, loft hatch.

Agents Notes

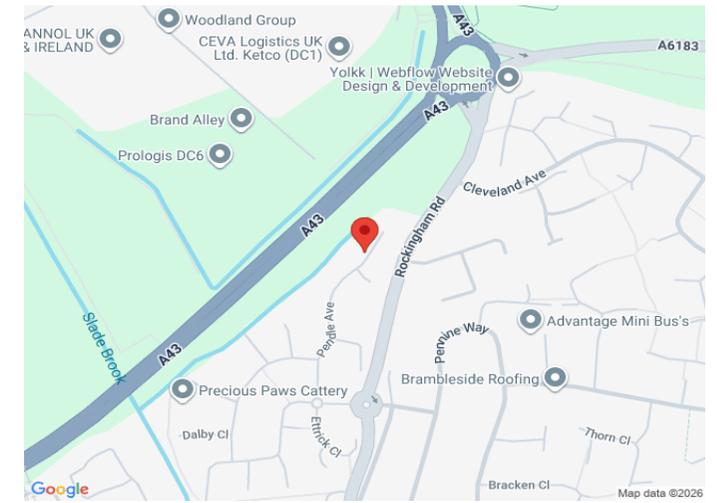
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 Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



Contact us today to arrange a viewing...

BELVOIR!

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