



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Blandford Avenue NN16

"A Home with Potential to Grow"

3 1 2



"A Home with Potential to Grow"

Occupying a generous plot, on this most desirable Avenue to the North end of Kettering, this period detached home offers a well presented interior, yet offers lots of potential to improve and enhance, as well as to extend if desired. Benefitting from gas central heating, UPVC double glazing and security alarm system, the interior includes an entrance hall, living room with feature fireplace overlooking the garden, formal dining room, kitchen with integrated oven and hob, rear porch leading to an exterior guest cloakroom. Upstairs the landing leads to a principal bathroom and three bedrooms, two of which are double sized. Outside the fore garden is set behind a brick wall, a private driveway leads to an oversized single garage with workshop/study ideal for home working set behind, the mature rear garden is a great size, offering lots of potential to extends, subject to planning permission/building regulations approval. The Town centre, schools and a wealth of amenities are within easy reach.

Living Room - 3.96m x 3.63m (13'0" x 11'11")

Dining Room - 3.66m x 3.02m (12'0" x 9'11")

Kitchen - 3.66m x 2.59m (12'0" x 8'6")

WC - 1.8m x 0.76m (5'11" x 2'6")

Lean To - 2.69m x 1.55m (8'10" x 5'1")

Bedroom 1 - 3.07m x 3.02m (10'1" x 9'11")

Bedroom 2 - 3.96m x 2.72m (13'0" x 8'11")

Bedroom 3 - 2.92m x 2.57m (9'7" x 8'5")

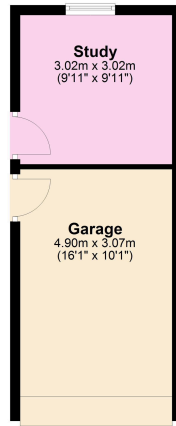
Shower Room - 1.7m x 1.55m (5'7" x 5'1")

Garage - 4.9m x 3.18m (16'1" x 10'5")

Study - 3.02m x 3.02m (9'11" x 9'11")



Floor Plan
Approx. 24.5 sq. metres (263.7 sq. feet)

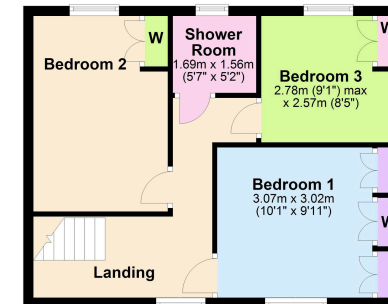


- Gas Central Heating
- Two Reception Rooms
- Parking
- Oversized Single Garage With Study/Workshop
- EPC RATING: PENDING
- UPVC Double Glazed Windows
- Three bedrooms, two of which are double sized
- Generous Garden
- Potential To Extend, Subject to planning permission
- COUNCIL TAX: C

Ground Floor
Approx. 48.3 sq. metres (520.0 sq. feet)



First Floor
Approx. 41.9 sq. metres (451.4 sq. feet)



Total area: approx. 114.7 sq. metres (1235.1 sq. feet)



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.

15-16 Market Place, Kettering,
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