

Measurements

Living Room 13'7 x 11'3 (4.14m x 3.43m)

Dining Room 14'7 x 11'4 (4.45m x 3.45m)

Kitchen 13'5 x 7'7 (4.09m x 2.31m)

Bathroom 9'3 x 5'11 (2.82m x 1.80m)

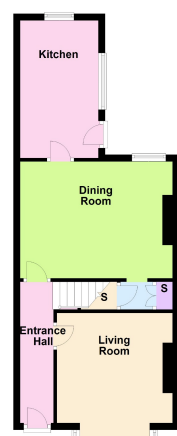
Bedroom One 17' x 7'7 (5.18m x 2.31m)

Bedroom Two 10'11 x 10'8 (3.33m x 3.25m)

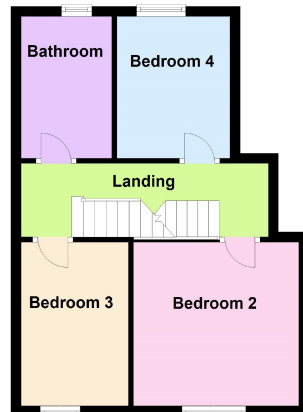
Bedroom Three 10'7 x 7' (3.23m x 2.13m)

Bedroom Four 9'3 x 7'5 (2.82m x 2.26m)

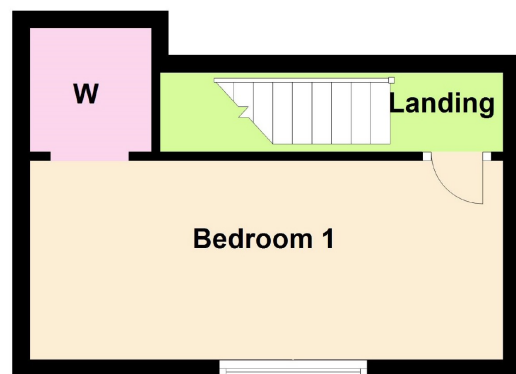
Ground Floor



First Floor



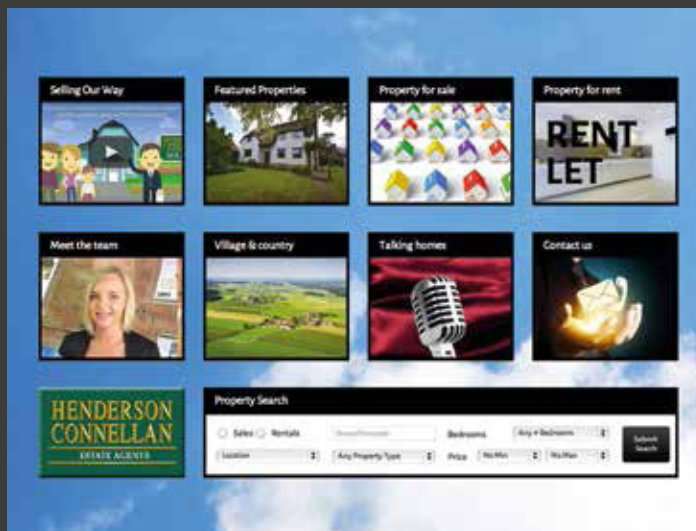
Second Floor



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.



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Ultimate Urban Privacy



**4 Bowling Green
Avenue,
Kettering, NN15 7QJ**

Guide Price £269,995



Ultimate Urban Privacy

This impressive Victorian townhouse occupies a secluded position within Kettering yet offers ultra convenient access to both the town centre and mainline railway with access to London St Pancras International in less than one hour. The fabulous interior benefits from gas central heating and mostly UPVC double glazed windows. The accommodation includes an entrance hall with period flooring, living room with bay window, period pine flooring and working fire, separate formal dining room and a stunning designer kitchen with integrated stainless steel oven and hob. Upstairs there are four generous bedrooms arranged over two floors complete with a principal bathroom. Outside an attractive foregarden can be found to the front whilst the rear garden is well kept complete with brick built outbuilding and covered seating area. An outstanding home and seriously convenient location. EPC RATING: E COUNCIL TAX: B

Property highlights

- Spacious and well-presented accommodation
- Gas central heating
- Mostly UPVC double glazed windows
- Entrance hallway with original mosaic tiled flooring and stairs to the first floor
- Living room with bay window, working open fireplace and pine flooring
- Dining/Family room providing formal dining options and with useful under stairs storage area
- Kitchen with a range of base and eye level units, single bowl and drainer sink unit with mono bloc tap inset to roll top work surfaces, integrated oven and four ring gas hob with extractor, space for washing machine, dishwasher and fridge freezer (appliances are negotiable), splash backs and ceramic tiled flooring
- Upstairs there are four bedrooms, two of which are double in size and two generous single rooms, the master is located on the top floor and some have built in wardrobes
- Bathroom suite comprising low level WC, wash hand basin, bathtub with shower and glass shower screen, heated towel rail, ceramic tiled splash backs and flooring

Gardens

The rear garden is beautifully presented with block paved patio area leading to neatly laid lawn with attractive plantings. To the rear is a covered seating area and brick built storage.