



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# St. Peters Avenue, Kettering NN16

"Period Fusion"

3 1 2





## "Period Fusion"

This fabulous bay fronted Victorian Town house offers period proportions fused with high specification 21st century improvements. The stylish interior features a reception hall with alternate black and white flooring and innovative understairs storage, the living room is flooded with natural light from the bay window and dining/ family room is a great size which flows into the designer kitchen/breakfast room with granite worksurfaces and select integrated appliances. Upstairs the split-level landing leads to a stunning shower room and three double sized bedrooms. Gas central heating and UPVC double glazed windows complete the inside. Outside there is a low rise walled fore garden and an enclosed rear garden with brick built outbuilding ideal for storage or potentially for home working. The Restaurant / Cultural Quarter, town centre and mainline railway are within easy reach.

NB - The kitchen area has underpinned.

**Living Room** - 3.35m x 3.05m (11'0" x 10'0")

**Lounge** - 4.93m x 3.35m (16'2" x 11'0")

**Kitchen** - 4.06m x 2.74m (13'4" x 9'0")

**Outbuilding** - 4.9m x 1.88m (16'1" x 6'2")

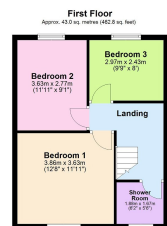
**Bedroom 1** - 3.86m x 3.63m (12'8" x 11'11")

**Bedroom 2** - 3.63m x 2.77m (11'11" x 9'1")

**Bedroom 3** - 2.97m x 2.44m (9'9" x 8'0")

**Bathroom** - 1.88m x 1.68m (6'2" x 5'6")





Total area: approx. 97.4 sq. metres (1048.5 sq. feet)

- Terrace House
- Three Bedrooms
- 2 Reception Rooms
- Outbuilding
- Brick Fronted
- Council Tax: A
- Dining/Family Room
- EPC RATING: PENDING



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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