



2 Cleveland Avenue, Kettering, NN16 9JG  
 Guide price £385,000

**CHRIS GEORGE**  
 THE ESTATE AGENT

## Dimensions

Living Room  
21'10" x 11'10"

Dining Room  
13'1" x 10'10"

Kitchen  
13'9" x 10'6"

Study  
11'3" x 7'10"

Utility Room  
6'8" x 6'5"

Conservatory  
11'5" x 10'10"

Downstairs W/C  
6'1" x 3'3"

Master Bedroom  
13'10" x 12'9"

En-suite  
8'11" x 5'10"

Second Bedroom  
11'10" x 11'6"

Third Bedroom  
11'7" x 8'5"

Fourth Bedroom  
9'6" x 7'6"

Family Bathroom  
11'1" x 7'6"



These key plans have been made to ensure the accuracy of the layout, contents, 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2019  
 TOTAL FLOOR AREA: 156.40 sq. m. (1683.46 sq. ft.) approx.

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 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.

## In Brief

Style – Executive Detached

Outside – Private Rear Garden

Location – Brambleside / North End

Parking – Double Garage & Off Road Parking

Occupying a predominant corner plot within a well established residential area is this executive, detached family home. The property is beautifully presented and offers three reception rooms, modern kitchen, utility room, downstairs w/c, conservatory, three double bedrooms, a third bedroom, en-suite shower room and a family bathroom. Outside, there is an enclosed landscaped rear garden, off road parking and a double garage.

## Where it is...

Shops - Local shops & convenience stores, Kettering town centre within walking distance.

Train - Kettering train station, Midland main line

Link Roads - A14 & A43

Schools -

Primary - Brambleside community primary school

Secondary - Kettering Beccleuch Academy

Private - Saint Peters school Kettering



## Why you'll like it...

Occupying a predominant corner plot within a well established residential area is this executive, detached family home. The property is beautifully presented and offers three reception rooms, modern kitchen, utility room, downstairs w/c, conservatory, three double bedrooms, a third bedroom, en-suite shower room and a family bathroom. Outside, there is an enclosed landscaped rear garden, off road parking and a double garage.

The property is entered into the porch and leads into the spacious hallway with doors to access to the living room, dining room, study, kitchen and a staircase which rises to the first floor landing. Generous in size, the living room features a gas fireplace with a wooden surround and sliding doors to the stunning conservatory. A bonus to this property is the separate study area, perfect for working from home, and a two piece guest w/c. Offering a range of eye and base units, the modern kitchen is fitted with an integral double oven, hob, extractor, dishwasher with space for a wine cooler and a fridge/ freezer. The adjoining utility room provides additional space for appliances with a door to the side of the property. Featuring a tiled floor and pitched roof, the conservatory is a lovely addition to this family home and creates the perfect space for sociable evenings, enjoying views and access to the rear garden via double French doors.

The first floor landing provides access to the four bedrooms, with the master bedroom benefitting from built-in wardrobes and a fully tiled en-suite shower room comprising a walk- in shower, low level w/c, vanity wash hand basin and a chrome towel rail. Boasting a three piece suite, the family bathroom is fitted with a pedestal wash hand basin, low level w/c, bath with a shower attachment and a chrome towel rail.

Outside, the enclosed rear garden is predominately laid to lawn with flower beds to the borders and steps leading to the lower level garden, which is mostly paved patio, perfect for outdoor furniture. There is also a gate to the side of the property leading to the off road parking and the double garage, which benefits from both power and light within, an electric door and an electric car charging point.

### The Owner's Secret

- Executive Detached
- Three Reception Rooms
- Beautiful Rear Garden