



Blandford Avenue, Kettering **Freehold** £325,000

**Pattison  
Lane**

# Key Features

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- Three Bedroom Detached Home
- Driveway
- Downstairs Cloakroom
- Two Reception Rooms
- Kitchen Breakfast Room

Situated on the prestigious, tree-lined Blandford Avenue within Kettering's desirable "North End," this substantial three-bedroom detached residence sits upon an exceptional double-width plot.

Offering significant scope for further development (STPP), the property is a rare find for those seeking both space and future potential.



The interior is impressively bright and airy, maintained to a very good standard throughout. Key features include a stunning, expansive kitchen / breakfast room- the heart of the home- complemented by two versatile reception rooms and a practical ground-floor guest cloakroom / laundry. The first floor hosts three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property continues to impress with a vast rear garden predominantly laid to lawn, alongside extensive off-road parking to the front.

The accommodation comprises:

#### ENTRANCE HALL

LIVING ROOM 13'9 into bay x 12' max (4.19m x 3.65m)

DINING ROOM 12' into bay x 11'10 max (6.80m x 3.60m)

KITCHEN / BREAKFAST ROOM 22'4 x 8'10 (6.80m x 2.69m)

#### CLOAKROOM



GROUND FLOOR

1ST FLOOR



## FIRST FLOOR LANDING

BEDROOM ONE 15'2 max x 11'9 (4.62m x 3.58m)

BEDROOM TWO 11'11 x 8'11 max (3.63m x 2.71m)

BEDROOM THREE 13'1 x 8'10 max (3.98m x 2.69m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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