

Bowhill  
Kettering  
NN16 8TX

£1,700 Per Month

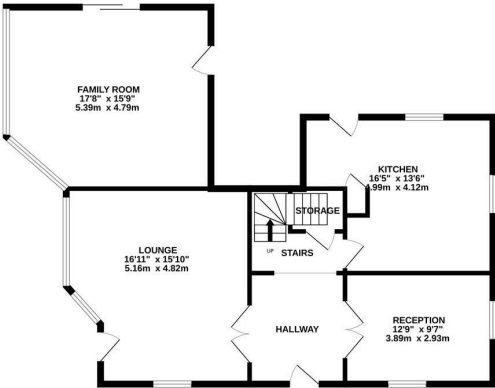


OSCAR JAMES

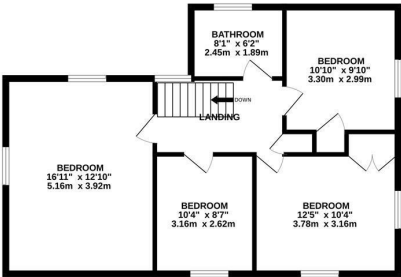
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# FLOOR PLANS

GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1656 sq.ft. (153.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## AT A GLANCE...



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# WHAT'S GREAT?

\*\*\* AVAILABLE NOW\*\*\*

Nestled in the charming area of Bowhill, Kettering, this delightful detached house, built in 1926, offers a perfect blend of character and modern living. Spanning an impressive 1,701 square feet, this property is situated on a desirable corner plot, providing ample outdoor space and a sense of privacy.

The property is situated in close proximity to the town centre providing an array of shops and local amenities. There are excellent road and rail links with London only a 45 minute direct train journey. The location also boasts some of the best schools in the county.

As you step through the inviting hallway, you are greeted by two expansive reception rooms, each adorned with large panoramic windows that flood the space with natural light and offer lovely views of the garden. These rooms are perfect for entertaining guests or enjoying quiet family evenings. Adjacent to these reception areas, you will find a further reception room that can serve as a study or playroom, alongside a well-equipped kitchen and a convenient utility area, making

daily living a breeze.

Venturing to the first floor, you will discover four generously sized double bedrooms, each offering a comfortable retreat for family members or guests. The family bathroom is thoughtfully designed, featuring a bath with an enclosed overhead shower, catering to all your bathing needs.

The property boasts a panoramic garden, ideal for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air. There is off road parking for 4 vehicles. There is a utility area with functional shower and washroom, separate from the main house.

This home is not just a place to live; it is a sanctuary that combines space, comfort, and a touch of elegance in a sought-after location. Whether you are looking for a family home or a peaceful retreat, this property in Bowhill is sure to impress.

Council Tax Band: F  
EPC Rating: E

...expect excellence



# SELLER'S SECRET



Why we like it....

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
01536 415777  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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