

10 Fairfield Road  
Isham  
Kettering  
NN14 1HF

Offers in excess of £325,000



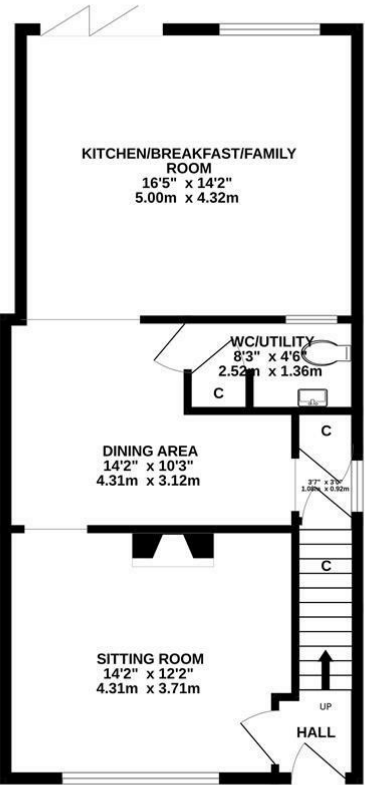
OSCAR JAMES

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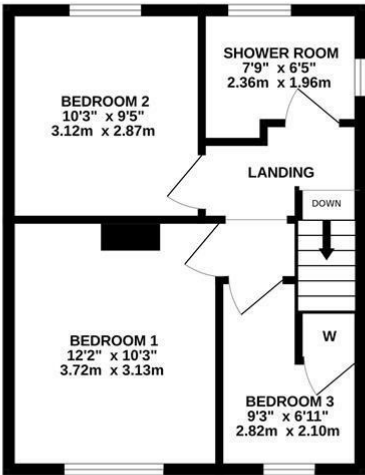


# FLOOR PLANS

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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...



Three spacious receptions



Modern kitchen/breakfast and utility



Three good sized bedrooms



Modern shower room and ground floor WC



Front and rear gardens enjoying countryside views to the rear



Off road parking for several vehicles and an oversized single garage





## WHAT'S GREAT?

This charming three bedroom, semi-detached, EXTENDED home is situated in the lovely village of Isham and boasts exceptional field views!

Accommodation is set over two floors and offers spacious and versatile living in a desirable location, with easy access to road links and it is just a short distance from both Kettering or Wellingborough railway, making this ideal for commuters.

To the ground floor, expect to find a welcoming entrance hallway providing access to the light and airy living room, overlooking the front garden and enjoying a multi-fuel burner which is ideal for the cooler months. A spacious dining area AND study which opens directly into the fantastic single storey extension hosting the kitchen/breakfast/family room which truly is the hub of the home. The kitchen benefits from base and eye level units, a breakfast bar, a built in dishwasher and space for white goods and a range cooker with patio doors leading to the rear garden. Lastly, two storage cupboards and a WC/utility complete downstairs.

Upstairs, you will find three bedrooms, all of which are double in size and a modern shower room, which is tiled floor to ceiling, with a floating vanity sink, low level WC, an anti-fog mirror and towel radiator, making this space as luxurious as it is practical.

Externally, the back garden is generous in size, predominantly laid to lawn, with a large porcelain patio area ideal for dining and whilst being fully enclosed, you can enjoy open countryside views. There is also further parking and access to the single garage. At the front of the property there is off road parking for multiple cars in addition to a well-kept enclosed front garden.

Well-presented throughout, with additional benefits such as UPVC double glazing, and gas central heating this home is ideal for families or anyone seeking generous living space in a peaceful setting.

Only a personal viewing can really do this wonderful home justice. Contact Oscar James to arrange your viewing!

...expect excellence





# SELLER'S SECRET

We have loved our home. We spend house in our kitchen/family room , it's great for entertaining and we hope our new home will have the same countryside views we have been spoilt with!



## Why we like it....

A rare opportunity to purchase a turn-key home in a village setting!

# OSCAR JAMES

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To buy or not to buy....

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