

36 Park Road  
Kettering  
Northamptonshire  
NN16 9LL

£350,000

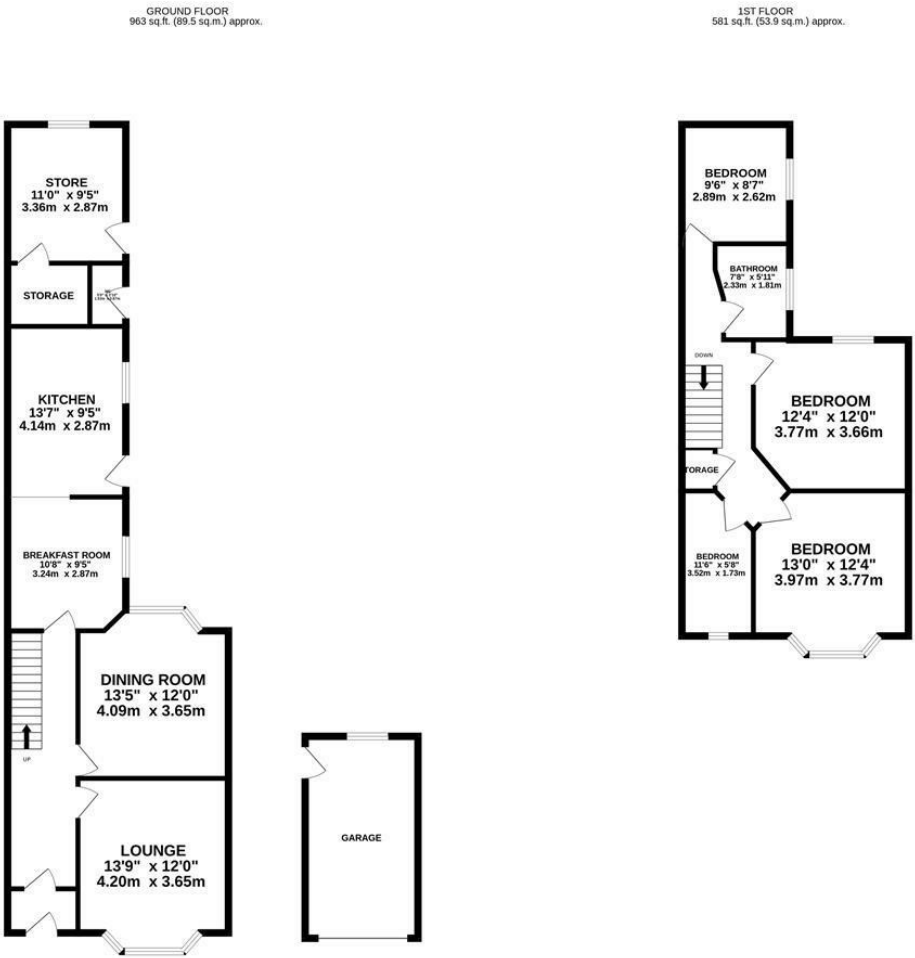


OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 1544 sq.ft. (143.5 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 misstatement. 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?

'Talsarnau' is a property situated in a prime position, with a double plot and GARAGE and PARKING overlooking the Kettering Pleasure Park which is in the heart of the popular North end of Kettering.

Properties offering this space, potential and plot in this location do not come up often and with NO CHAIN we would encourage buyers to make enquiries urgently if interested.

Having been a family residence for over 50 years from the moment you enter into the property through the refitted composite front door you get a sense of character and history. The original mosaic tiled hallway is generous and welcoming and leads to two large reception rooms, a lounge to the front with bay window and feature fireplace overlooking the park, a large dining room to the rear with feature fireplace and then an extremely good size kitchen/breakfast room with ample cupboards, work top space and door to the garden.

Upstairs expect to find FOUR bedrooms and the family bathroom leading off from the large

landing.

Other benefits include an outside WC and utility space. Gas radiator heating and UPVc double glazing.

Outside the space to the front is generous, paved for low maintenance with a driveway leading to the larger than average detached garage. The garden to the rear is a superb size for the location, double width, mainly laid to lawn with brick walling and established trees and shrubs.

Call sole selling agents Oscar James Kettering to make arrangements to view.

...expect excellence



# SELLER'S SECRET

As our family home for over half a century it will, without a doubt be sad to let Park Road go but the time is right for someone new to enjoy it as we have done.



## Why we like it....

A real gem of a house, great location, views over the park and an excellent size garden. The property needs to go through the probate process but this is in the process of being carried out.

# OSCAR JAMES

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To buy or not to buy....

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