

101 Roundhill Road
Kettering
Northamptonshire
NN15 6BG

£280,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

An exceptional period property which is full of character, style and charm and has to be viewed! Situated on a peaceful road, well within walking distance to the Kettering train station and town centre.

From the moment you enter through the front glazed door and original front door the entrance hall speaks volumes for this home, original mosaic tiled through hallway with storage cupboard under the stairs, a stunning lounge/diner provides dining and relaxing areas with a feature fireplace with wood burner and bay window to the front. A refitted kitchen has numerous storage cupboards, butler sink, double oven, integrated fridge/freezer and dishwasher, space for washing machine plus an additional area to the rear which is ideal for a dresser or bistro table. Finally on the ground floor expect to find a cloakroom/WC.

To the first floor the landing leads to four rooms, plus the refitted stunning shower room, two double bedrooms which are incredibly well presented, a single guest room and study/office room. There are original fireplaces to the two larger rooms, picture rails, bay window to front and the shower room is in superb condition, easy walk in double shower and storage cupboard.

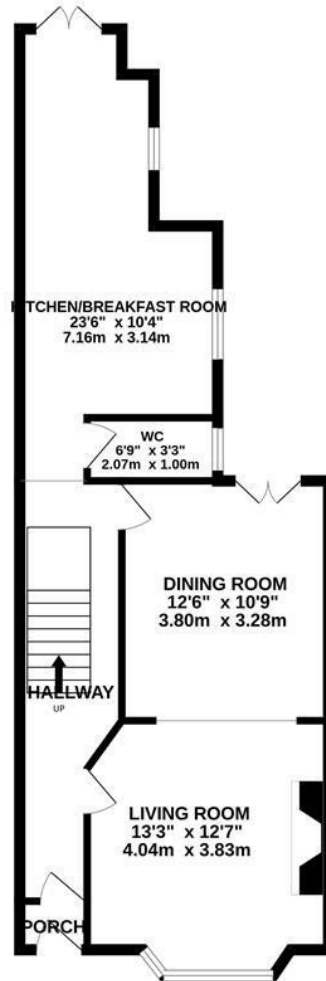
Outside to the front of the property there is a low maintenance courtyard garden, the rear garden is delightful, brimming with flowers and shrubbery, a patio area and gated access to the front.

Call the proud sole agents Oscar James Kettering to make arrangements to view.

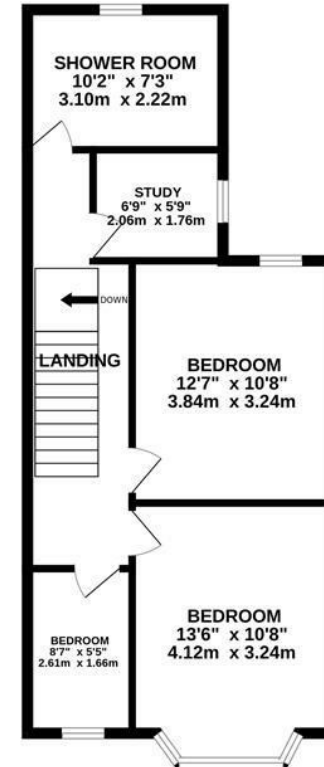
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Floor Plan

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.3 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...



Lounge/diner



Refitted kitchen



Three bedrooms with study/office



Refitted shower room



Stunning garden



On street parking





SELLER'S SECRET

We have been extremely happy here since purchasing the property via Oscar James, the area is really peaceful and with having the train station so close by its been very good for commuting and getting away at weekends. We are ready for our next move now and have already started looking at alternative properties to keep things moving as smoothly as possible.



Why we like it....

We absolutely love this home!! So beautiful from top to bottom. It will be a pleasure to go back to show prospective clients around... call asap.. it will sell... and soon!

To buy or not to buy....

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