

74 Wallis Road  
Kettering  
NN15 6NY

£230,000



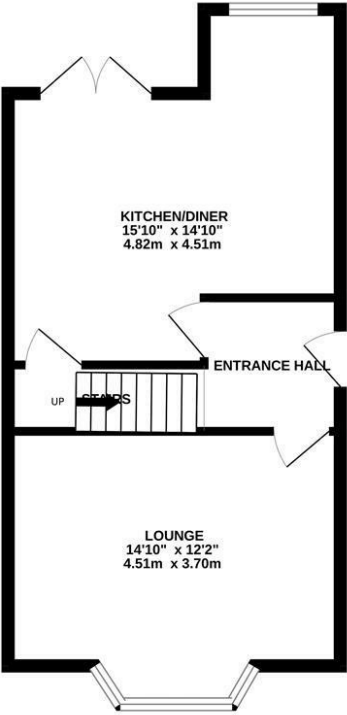
OSCAR JAMES

...expect excellence

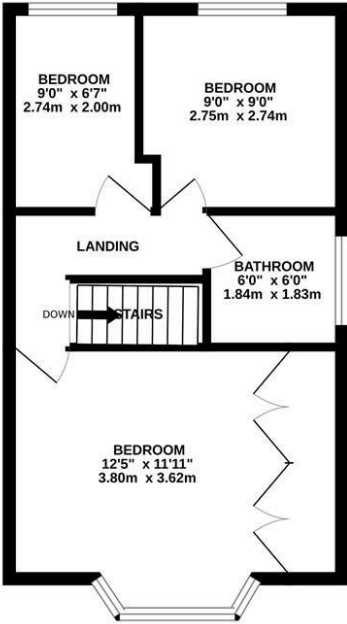


# FLOOR PLANS

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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 and kitchen/diner



Refitted kitchen



Three bedrooms



Family bathroom



Superb garden



On street parking





## WHAT'S GREAT?

A three bedroom semi detached home with superb rear garden with garden room!!! This property is offered to market in excellent order with a refitted high gloss kitchen which opens out to a large open plan dining/family room, lounge to the front with feature fireplace and bay window and to the first floor there are three bedrooms and a family bathroom.

Benefits include UPVC double glazing and gas radiator heating, a large storage cupboard in the kitchen provides excellent pantry and storage space.

Outside there is a courtyard garden to the front with low brick walling and gated access to the rear garden which is an excellent size, laid to lawn with patio area, established trees and shrubs with the large garden room to the rear with power and lighting connected.

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

...expect excellence



## SELLER'S SECRET

As a family we have made many memories here and have been extremely happy, the time is right for us to move on and we have seen some new options to move to once we have secured a sale on Wallis Road we will look to move forward with.



## Why we like it....

A lovely home with a superb garden, priced sensibly in order to sell, we very much look forward to showing prospective buyers around.

# OSCAR JAMES

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To buy or not to buy....

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