

11 Taylor Drive  
Kettering  
NN15 5FQ

Offers over £280,000

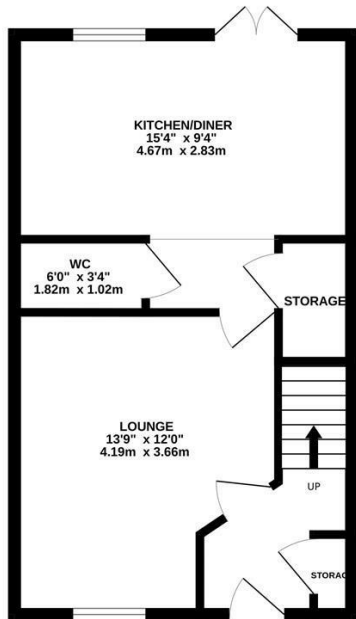


OSCAR JAMES

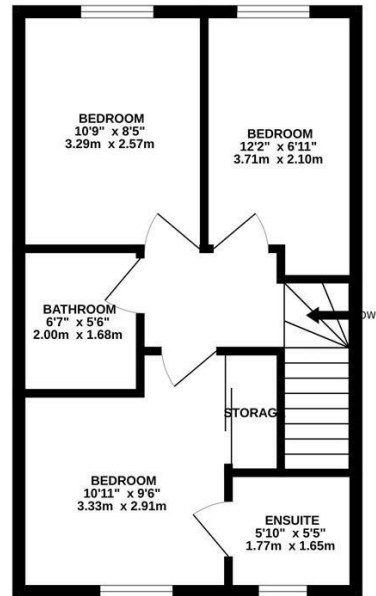
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# FLOOR PLANS

GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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...



Generous living space



Well appointed kitchen with built in appliances



3 Bedrooms



Bathroom, ensuite and W/C



Private garden



2 Parking spaces



## WHAT'S GREAT?

Situated within the highly sought-after Hanwood Park development, this immaculate three-bedroom semi-detached home was built by Taylor Wimpey in 2021 and is offered to the market with NO CHAIN. Located close to well-regarded schools, local amenities and the soon to open David Lloyd Club. The property provides stylish and spacious accommodation throughout and is presented in excellent condition.

The ground floor comprises a welcoming entrance hall, a generously sized lounge to the front of the property and a convenient downstairs W/C. To the rear is a modern high-gloss white kitchen/diner with pantry storage offering a range of integrated appliances and ample cupboard space ideal for both everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with ensuite shower room, along with a high-specification three-piece family bathroom. The property also benefits from a boarded loft with a drop-down ladder, providing excellent additional storage space.

Occupying a well-sized plot, the rear garden enjoys a high degree of privacy thanks to the mature tree coverage behind. The current owner has also enhanced the outdoor space with raised flower beds and a large storage shed. To the front of the property, there are two allocated parking spaces.

An outstanding family home in a fantastic location, early viewing is highly recommended.

To arrange your viewing, contact the sole selling agents, Oscar James, today.

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# SELLER'S SECRET



*Why we like it....*

**OSCAR JAMES**

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*To buy or not to buy....*

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