

10 Hinwick Close  
Kettering  
NN15 6GB

£375,000 offers in excess of



OSCAR JAMES

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# WHAT'S GREAT?

A stunning and extensively improved FOUR BEDROOM DETACHED home situated within a cul de sac position in an ideal location for main road links such as the A14 as well as major shops, gym and public house being close by.

This home has extremely versatile space and would make a spacious home for a growing or blended family. With the accommodation set over two floors expect the ground floor to consist of an entrance hall with cloakroom and storage cupboard, a comfortable and generously sized sitting room, second reception room which would make an ideal play room/study or even fifth bedroom if required, a stunning refitted high gloss kitchen/diner has suitable space to entertain and relax with French doors leading out the garden and finally, a very large and well equipped refitted utility area completes this floor.

The first floor has been thoughtfully extended and now provides four well proportioned bedrooms, a master benefits from a refitted ensuite shower room and fitted wardrobe and the remaining three bedrooms use the incredibly large and ultra modern four piece family bathroom which has the real wow factor, vaulted ceiling, free standing bath and double shower cubicle to name a few features, it will impress!

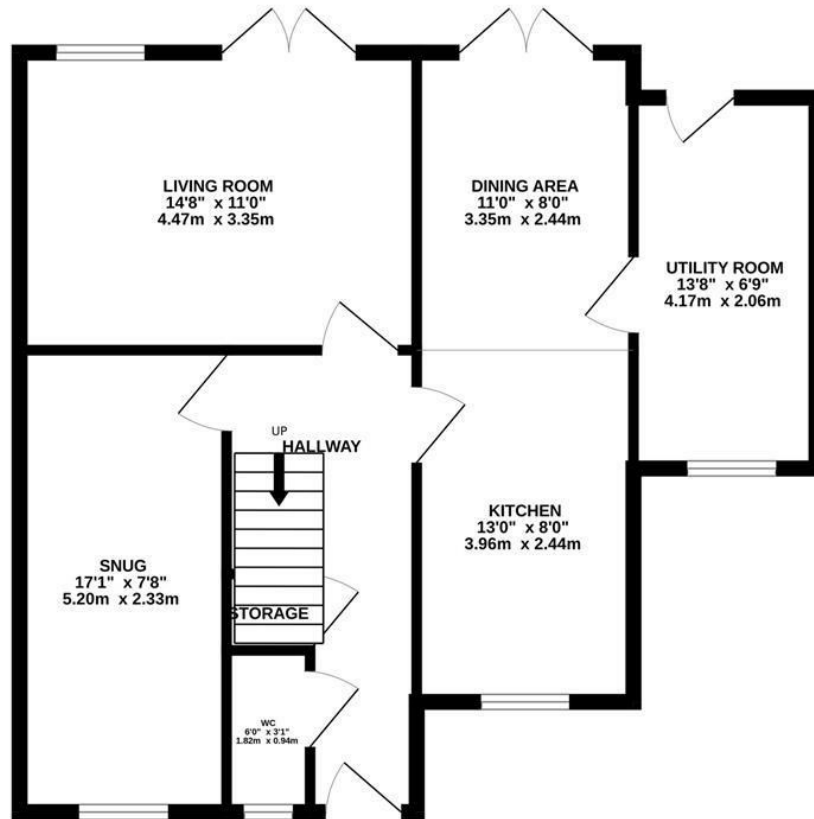
Other benefits include storage cupboard to the landing, UPVc double glazing, detached single garage, electric car charging point, driveway for numerous vehicles, a stunning rear garden which is presented in excellent order with large covered patio area, lawn and retaining timber fencing.

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

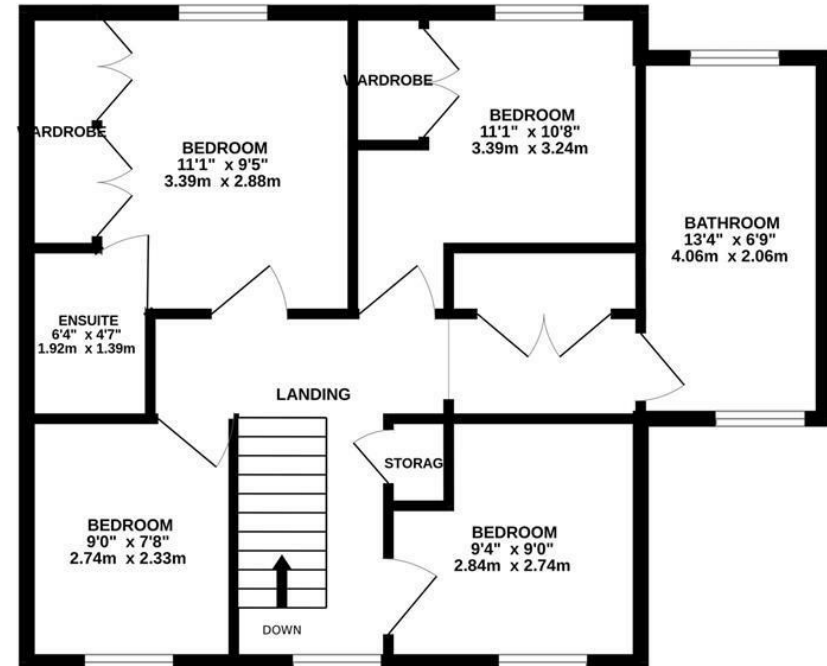
...expect excellence

# Floor Plan

GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.5 sq.m.) approx.

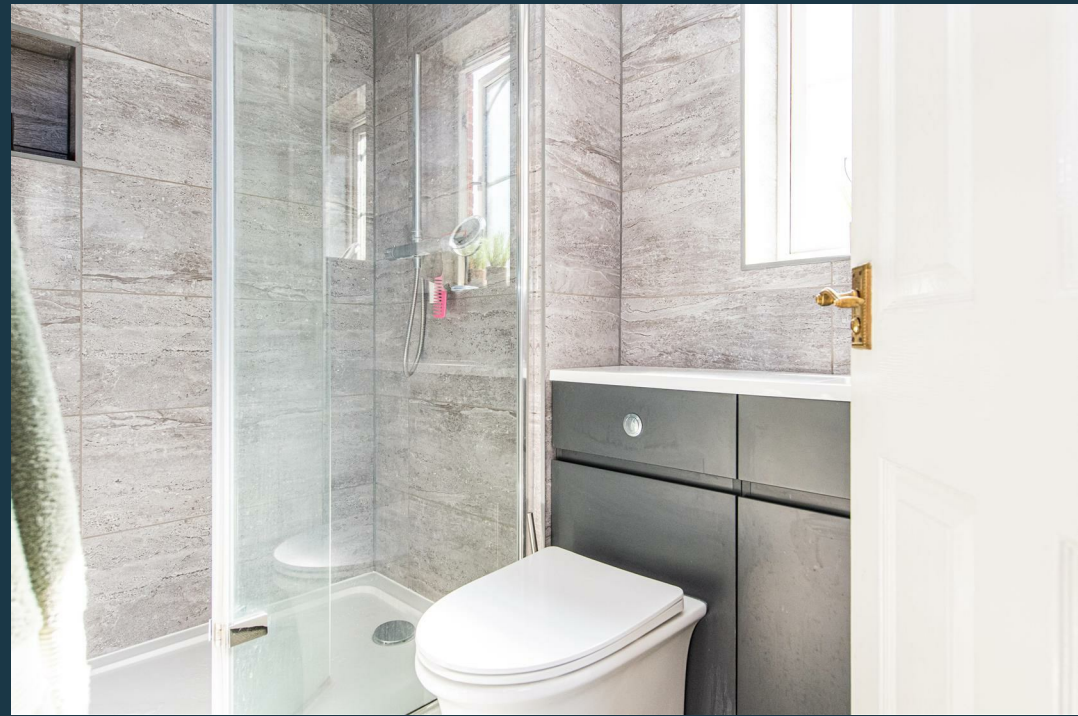
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 reception rooms
-  Refitted kitchen and utility room
-  Four bedrooms
-  Refitted bathroom, ensuite and cloakroom
-  Superb garden
-  Single garage and plenty of off road parking





# SELLER'S SECRET

Having lived in the property since it was first built, I have thoughtfully cared for and enhanced this home over the years to create a space that is both practical and welcoming. One of the standout features is the beautiful south-facing garden — designed to be low maintenance and my favourite place for enjoying a quiet coffee in the morning sunshine.

Inside, its secret is the superb storage throughout, which as we all know is essential with today's living.

It will be incredibly hard to leave a home filled with so many memories, but the time feels right for a new chapter, and I am excited to move on to pastures new.



*Why we like it....*

This property has ample space for all to enjoy. Great location, tucked away into the corner with plenty of parking. A must view home, no question!

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

## OSCAR JAMES

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