

68 Wallis Road  
Kettering  
NN15 6NY

Offers in excess of £230,000

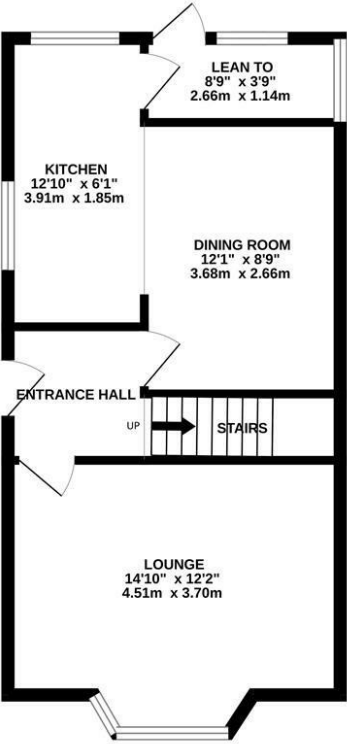


OSCAR JAMES

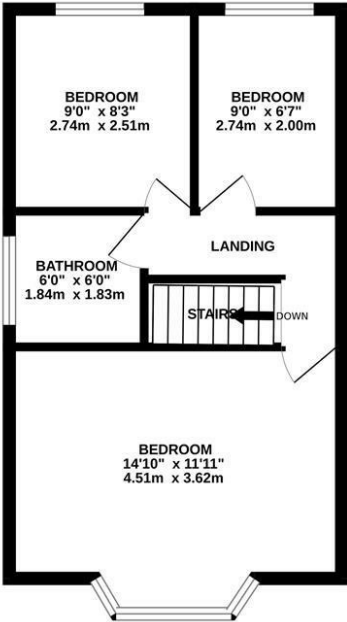
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# FLOOR PLANS

GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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 plus kitchen / breakfast room



Modern kitchen with built in appliances



Three-bedrooms



Three-piece bathroom



Large rear garden



On road parking



## WHAT'S GREAT?

Situated in this sought-after location within walking distance to local shops and amenities as well as a short walk to Wicksteed Park is this well presented three-bedroom semi-detached property.

On entering the property there is a spacious bay fronted lounge with a fitted log burner. To the rear of the property is an open plan kitchen / breakfast room offering a great family area with the modern fitted kitchen having a selection of built-in appliances. To the side is a porch / utility area with access into the rear garden. To the first floor there are three well-proportioned bedrooms with a three-piece bathroom suite. All rooms are offered in great decorative order. To the front of the property is a courtyard garden with a brick wall perimeter plus side access into the rear garden. The large rear garden has a raised decking area ideal for entertaining with steps leading down to the main

garden which is mainly laid to lawn. To the far rear of the garden is a large wooden built summer house offering further entertaining space.

Combined with its location and condition, this property is a must to be viewed.

Call sole selling agents Oscar James to book your viewing.

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## SELLER'S SECRET

This has been a great family property for us and there are so many amenities within walking distance to include Wicksteed Park which is 10 minutes away.



## Why we like it....

The property is offered in great condition and is set in this sought after location. The spacious property also has a great sized rear garden. An early viewing is recommended appreciate what the property has to offer.

# OSCAR JAMES

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To buy or not to buy....

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