

27 Park View  
Kettering  
NN16 9RH

£465,000



OSCAR JAMES

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# WHAT'S GREAT?

\*\*\* VIDEO TOUR\*\*\* A beautiful, sizeable and impressive three storey, four bedroom villa situated in prime position overlooking the Kettering Pleasure Park which has to be considered one of the best locations within Kettering.

Having been extensively improved by the current owners this property has so much to offer, it really does. Expect to find character, charm and style from top to bottom with feature fireplaces, two wood burners, an open fire place, high ceilings, bay windows, refitted windows, original mosaic tiling, original storage cupboards and original front door with beautiful stained glass panels to name a few.

In brief the accommodation is set over four floors. The basement has undergone full conversion making it an ideal den/studio/play room.

The ground floor has a stunning entrance hall, lounge to the front with bay window, dining room which has been beautifully improved having been knocked into the renovated and

extended bespoke kitchen/family room, a pantry cupboard, utility room and wet room with WC.

To the first floor there are three huge double bedrooms, all bright and airy, the master to the front enjoys stunning views over the park through the picture window and benefits from a walk in wardrobe/cupboard. A refitted four piece bathroom suite with double shower cubicle and bath completes this floor.

To the second floor there is the remaining fourth bedroom which is again very impressive in size and again benefits from views over the park.

Outside the rear garden is larger and longer than its neighbours, maintained with flower and vegetable beds, a delightful covered seating area, large storage shed and versatile studio/cabin which offers another superb space to utilise. To the front a low maintenance and attractive garden makes a lovely first impression.

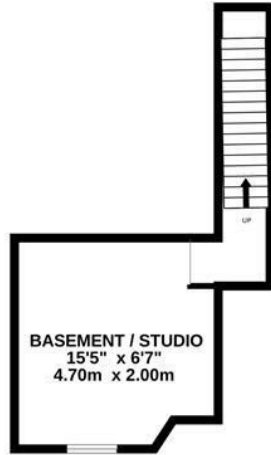
Call the proud sole agents Oscar James Kettering to make arrangements to view.

...expect excellence

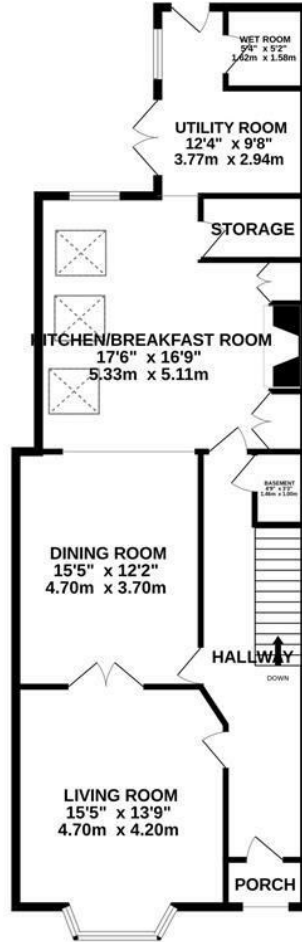


# Floor Plan

**BASEMENT LEVEL**  
241 sq.ft. (22.4 sq.m.) approx.



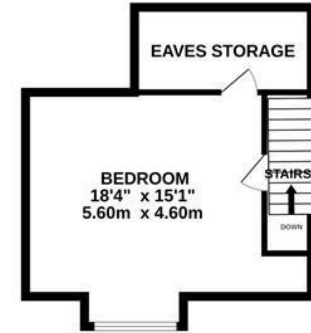
GROUND FLOOR  
978 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



2ND FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 2399 sq.ft. (222.9 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 plus  
basement



Bespoke kitchen



Four huge bedrooms



Family bathroom and ground floor  
wet room



Superb garden with studio



On street parking









# SELLER'S SECRET

The location for us has been so lovely for our children, we feel very lucky to have had the park across the road, not only to use but just as wonderful view. The house has so much space we never struggle for room for us all or to entertain. We hope the new owners thoroughly enjoy living here.



## Why we like it....

This property has so much to offer having been extensively refurbished and improved by the current owners, time, care and attention has been made to every detail and we would urge prospective buyers to call us to make arrangements to view in person to fully appreciate this stunning home.

To buy or not to buy....

# OSCAR JAMES

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