

66 Greening Road
Rothwell
Northamptonshire
NN14 6JA

£395,000

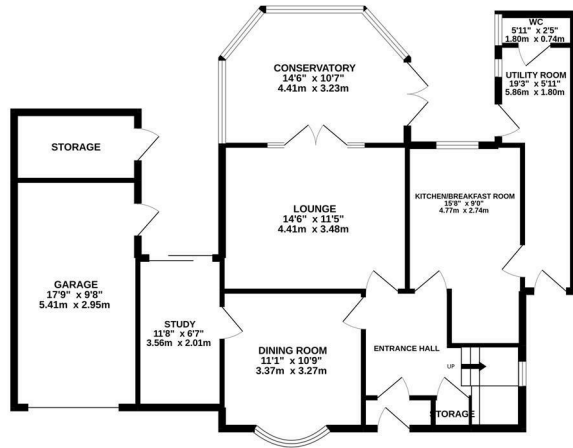


OSCAR JAMES

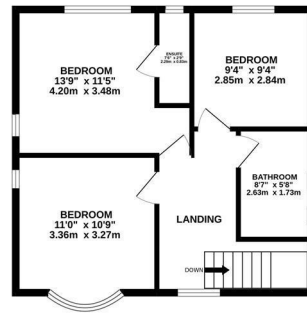
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FLOOR PLANS

GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1587 sq.ft. (147.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
 Made with Metropix 12/2022



AT A GLANCE...



Lounge, dining room, conservatory, study



Modern fitted kitchen



Three bedrooms



Family bathroom, ensuite to master and cloakroom



Large, stunning and secluded rear garden



Garage and ample off road parking



WHAT'S GREAT?

A truly wonderful home, fabulous proportion with a superb rear garden making this ideal for a growing family and in such excellent proximity of local shops, schools and amenities we highly recommend an internal viewing.

Having been owned by just 2 owners since being built in 1939 and occupying a double width plot this property has plenty to offer both upstairs and down as well as outside.

The accommodation on the ground floor consists of an entrance porch way leading to a welcoming hallway. There is a light and bright dining room to the front with bay window and access door into the half converted garage providing an office or craft room. The lounge to the rear is an excellent size and has a feature fireplace and large conservatory connected providing additional living space. A kitchen/breakfast room enjoys views over the rear garden and benefits from an

integrated dishwasher and fridge. In addition, on the ground floor to the side there is an enclosed pantry/utility space leading to a ground floor WC.

Upstairs the landing is a good size and leads to the three bedrooms, two large doubles, the master to the rear with ensuite shower room and the third bedroom is a good size and is currently being used as a dressing room. A family bathroom completes this floor.

Outside to the front the gravelled driveway provides off road parking and leads to the double garage, to the rear the garden is extremely private with many established trees and shrubs with numerous seating areas, patios, lawn, out house providing storage and a really useful covered and enclosed dining area which provides a great space for outside entertaining.

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

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SELLER'S SECRET

Having lived here for over 30 years bringing our family up we have been extremely happy, the garden is great for playing and relaxing, used now by our young grandchildren. Whilst it will be hard to leave we feel the time is right to down size and have seen a new build property that we would love to proceed with once sold.



Why we like it....

This imposing property has it all, great size, inside and out with a lovely garden which provides a wonderful haven for entertaining and relaxing. We are confident of finding a buyer in good time for the lovely owners.

To buy or not to buy....

OSCAR JAMES

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