

12 Derwent Crescent  
Kettering  
NN16 8UJ

£250,000

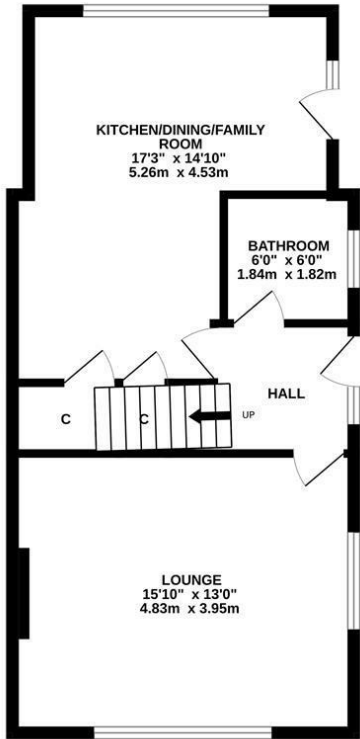


OSCAR JAMES

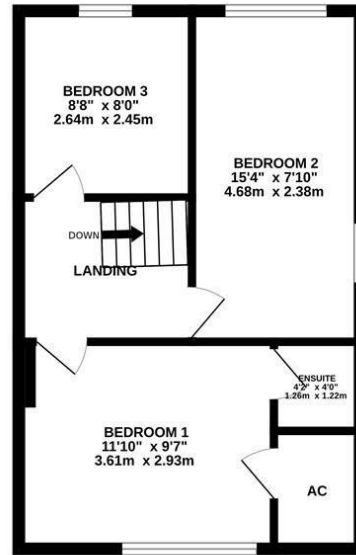
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# FLOOR PLANS

GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.4 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 and extended kitchen/diner



Refitted high gloss kitchen with integrated appliances



Three bedrooms



Family bathroom and WC/Sink to master bedroom



Excellent garden



Single garage and off road parking



## WHAT'S GREAT?

Offered to market with NO CHAIN and in excellent order having been refurbished with a superb refitted high gloss kitchen with integrated appliances this property must be view to be appreciated.

Not only is the presentation excellent, the area is also, situated close to the Kettering General Hospital, train station, main road links, shops, schools, public house and takeaways the location really does make this property extremely desirable.

In brief the accommodation comprises of an entrance hall, family bathroom with shower over the bath, a generous lounge to the front with feature fireplace and dual aspect windows and to the rear the kitchen/diner is extended making this a fabulous space with Karndean flooring, storage cupboard and

integrated appliances. To the first floor there are three well proportioned bedrooms, the master of which benefits from an ensutie WC and sink as well as storage cupboard.

Outside there is a single garage with off road parking in front, a low maintenance front garden and an impressive rear garden makes the perfect space for play or entertaining with patio area, large lawn and established trees and shrubs.

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

...expect excellence



# SELLER'S SECRET

Having owned the property for many years the time is right for us now to sell given it is vacant and the new kitchen has gone in. We very much hope the new owners are happy there.



## Why we like it....

This property has plenty to offer a buyer given its location and condition, we would highly recommend an internal viewing to appreciate it fully.

# OSCAR JAMES

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To buy or not to buy....

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