

Burdock Way  
Desborough  
Kettering  
NN14 2JE

£225,000

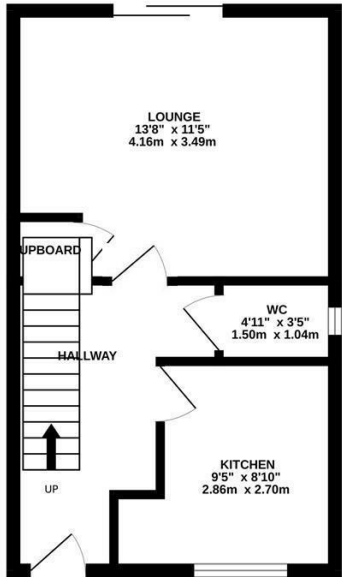


OSCAR JAMES

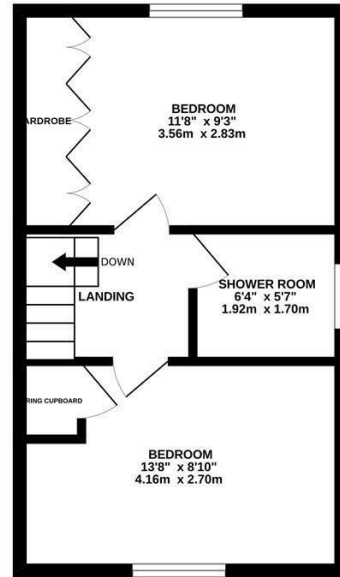
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.2 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...



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## WHAT'S GREAT?

This well-presented three-bedroom house in Desborough is located on the highly desirable Grange development, making it an excellent choice for first-time buyers, young families and professionals.

The property is ideally positioned for Market Harborough and Kettering, with easy access to the A6 and A14, offering strong commuter links while remaining within a friendly residential community.

The accommodation comprises an entrance hall, a bright and spacious lounge, and a modern open-plan kitchen and WC.

To the first floor are two well-proportioned bedrooms and a refitted shower room.

The property benefits from a generous enclosed rear garden, with a single garage and parking to the front.

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

...expect excellence



# SELLER'S SECRET

We have owned this property for a number of years, we are looking at upsizing in the local area.



*Why we like it....*

A great property in a popular location.

## OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH

01536 415777

[www.oscar-james.com](http://www.oscar-james.com)

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

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