

5 Margaret Road  
Kettering  
Northamptonshire  
NN16 0QH

£300,000 offers in excess of



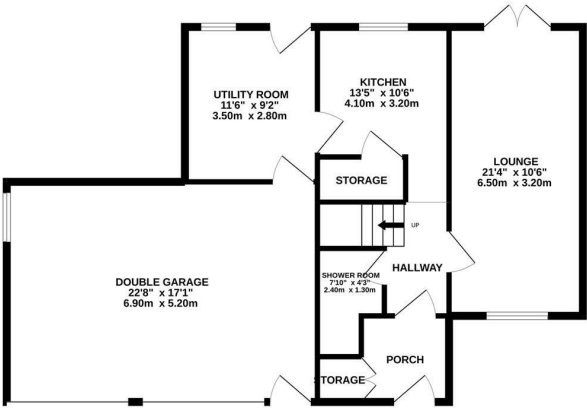
OSCAR JAMES

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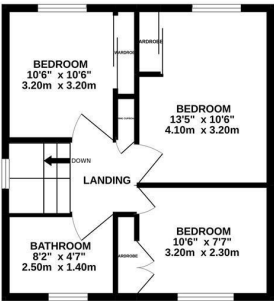


# FLOOR PLANS

GROUND FLOOR  
968 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.9 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...



Lounge/Diner



Refitted kitchen



Three Bedrooms



Refitted shower room and family bathroom



Generous secluded garden



Double garage and off road parking





## WHAT'S GREAT?

Occupying most likely the best plot on the estate is this superbly presented home with **DOUBLE GARAGE** and ample off road parking.

Having been extensively improved by the current owners this property is an absolute must view and we expect strong interest straightaway.

In brief the accommodation commences with a large entrance porch with storage, an entrance hall leads to the large front to back lounge/diner, an excellent size refitted kitchen with a huge utility room to the side allowing access into the double garage. A refitted shower room with WC and vanity sink completes the ground floor.

To the first floor the family bathroom has been refitted and benefits from a

shower over the bath, this services the three double bedrooms, the master of which and second enjoy fitted wardrobes and the third has a storage cupboard also.

Outside, the plot is generous to both the front and the back, plenty of off road parking to the front with gravelled and block paved areas, to the rear the garden enjoys a high degree of privacy with an enclosed pond, patio area, lawn area and retaining timber fencing.

Call sole selling agents Oscar James Kettering to make arrangements to view today,

...expect excellence



# SELLER'S SECRET

Without a doubt we have been extremely happy here, the house has been great for us and we will certainly miss the space it has to offer, including the fantastic garage space, the time is right for us to relocate slightly now, we have seen a property we may well be interested in once sold.



## Why we like it....

With green space to the front (which will remain for many many years still), a great plot and double garage, this is superb property which we have no doubts will sell quickly, give us a call asap to avoid missing out!

# OSCAR JAMES

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To buy or not to buy....

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