

115 Hawthorn Road  
Kettering  
Northamptonshire  
NN15 7HU

£325,000 offers in excess of



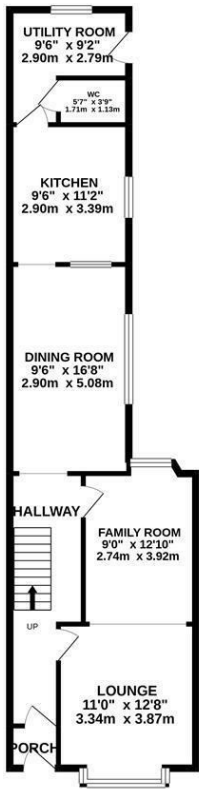
OSCAR JAMES

...expect excellence

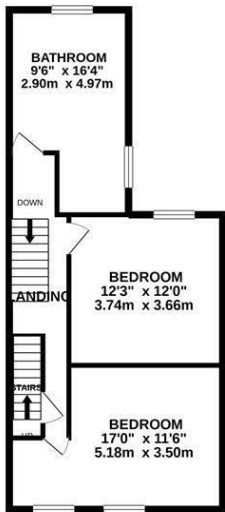


# FLOOR PLANS

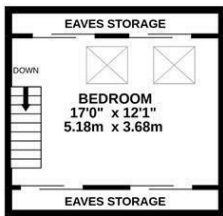
GROUND FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



2ND FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 1541 sq.ft. (143.2 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.  
Made with Metropix ©2020



## AT A GLANCE...



Three reception rooms



Fabulous refitted kitchen



Three double bedrooms



Stunning five piece bathroom and cloakroom



Secluded, large southerly facing garden



On street parking





## WHAT'S GREAT?

An wonderful three double bedroom, three storey home situated within minutes of the Kettering train station providing access to London within an hour!

Upon entering through the original front doors the through hallway is bright and welcoming with the original mosaic tiled flooring, this leads to a stunning lounge/snug with bay window to front and feature open fireplace, a further reception room provides not only a large dining area but has easy and open access to the stunning refitted kitchen, following on from the kitchen expect to find a cloakroom and utility room with refitted central heating boiler.

To the first floor there are two double bedrooms and the most incredible of family bathrooms, huge with double shower cubicle with rain head shower, free standing bath and double vanity sink unit as well as two beautiful original stained glass windows retaining the sense of age and character to the property.

Finally expect to find another large double bedroom to the second floor with Velux style

window and ample space for a double bed, storage cupboards and/or desk should this be used as a work space rather than bedroom.

Other benefits include, both high ceilings and skirting boards and a storage cupboard under the stairs.

Outside there is a courtyard garden to the front and a large southerly facing rear garden which enjoys a high degree of privacy with lawn, decking, brick built outhouse perfect for storage, power points, gated access to the front and retaining timber fencing.

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

...expect excellence



# SELLER'S SECRET

A change in circumstances and life plans means we have decided to sell, without a doubt the area and house is lovely, we very much hope the new owners will be happy here.



## Why we like it....

Simply stunning! Brimming with character but with a modern twist, great location too, a definite must view!

# 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....

---

---

---

---

---