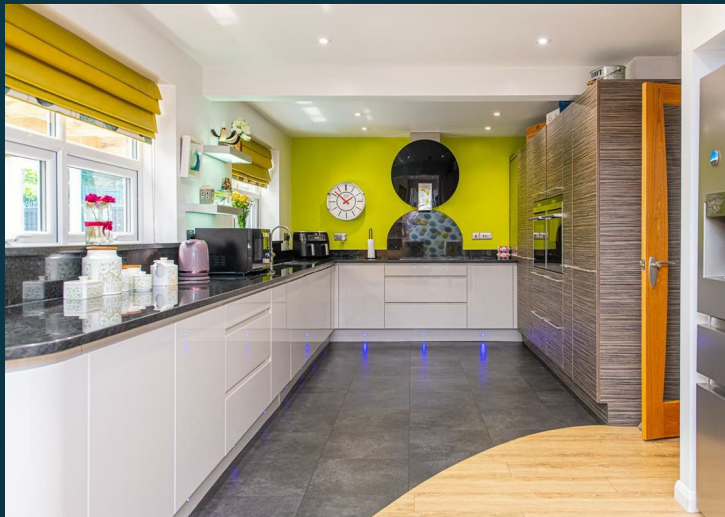


67 St. Vincents Avenue
Kettering
NN15 5UT

£350,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

A stunning and extended FOUR BEDROOM DETACHED home situated in a cul de sac position within the very popular Ise Lodge estate which has an abundance of local shops, takeaway's, public house, community centre and schooling.

The one and only owners of this home present it extremely well and have made some lovely improvements internally to give this the real wow factor on the ground floor especially.

In brief, on the ground floor this home provides an entrance hall with cloakroom and storage cupboard, a formal lounge to the front, a lovely and well created sun room and a superb extended kitchen/diner/family room to the rear that really make this home stand out from the rest. To the first floor there are four bedrooms, the master of which benefits from an ensuite shower room and fitted storage, the second bedroom benefits from fitted wardrobes also and a family bathroom services the rest.

Benefits of the extension consists of a fully refitted kitchen with numerous storage

cupboards and systems to provide an incredible amount of useful space within the kitchen, lengthy work tops, integrated dish washer, double oven, steamer oven, instant hot water tap and water softener, air conditioning, alarm and spot lights to ceiling.

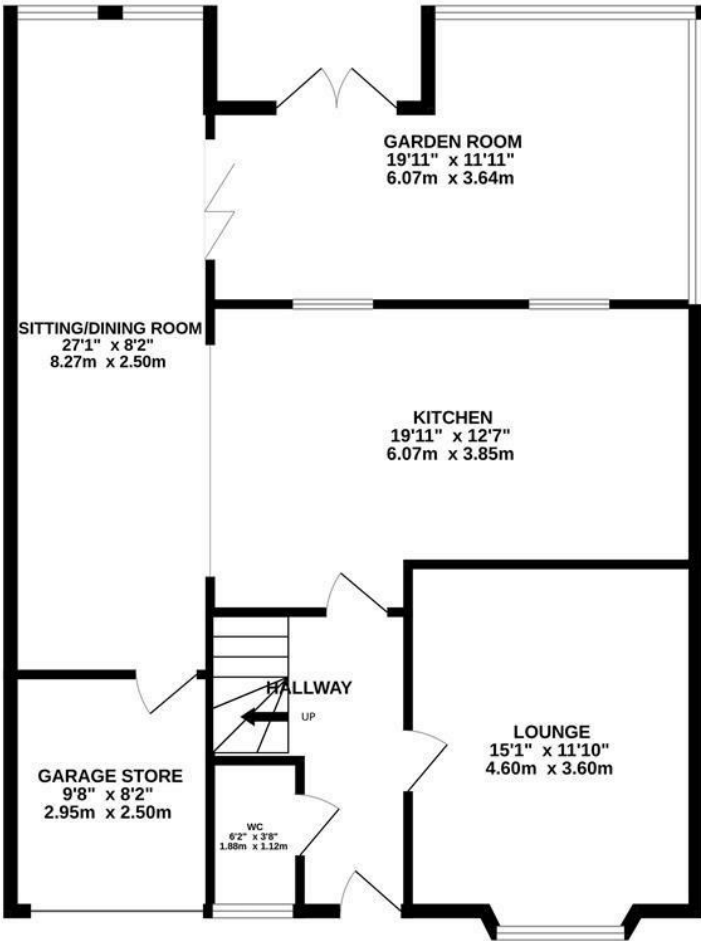
Outside both the frontage and rear are beautifully kept, block paving to the front provides off road parking for two side by side, with a single garage with electric remote controlled door, low maintenance gravelled area for planting or pots, gated side access leads to the rear garden which is again well maintained, laid to lawn with patio area, established trees, shrubs and flower beds.

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

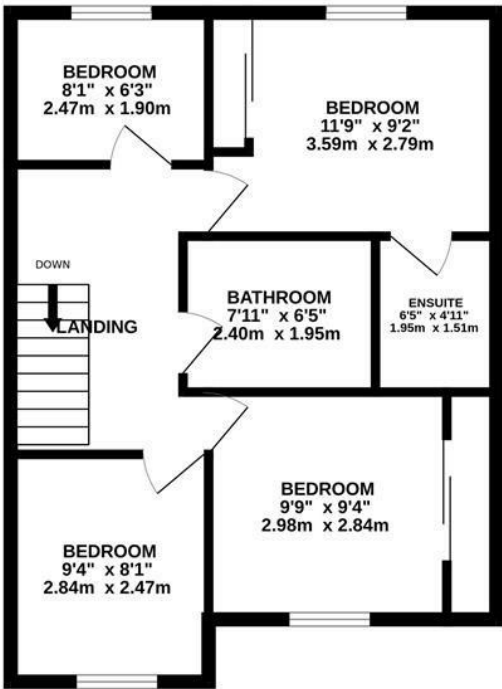
...expect excellence

Floor Plan

GROUND FLOOR
1005 sq.ft. (93.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 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...



Lounge, kitchen/diner/family room



Stunning refitted kitchen



Four bedrooms



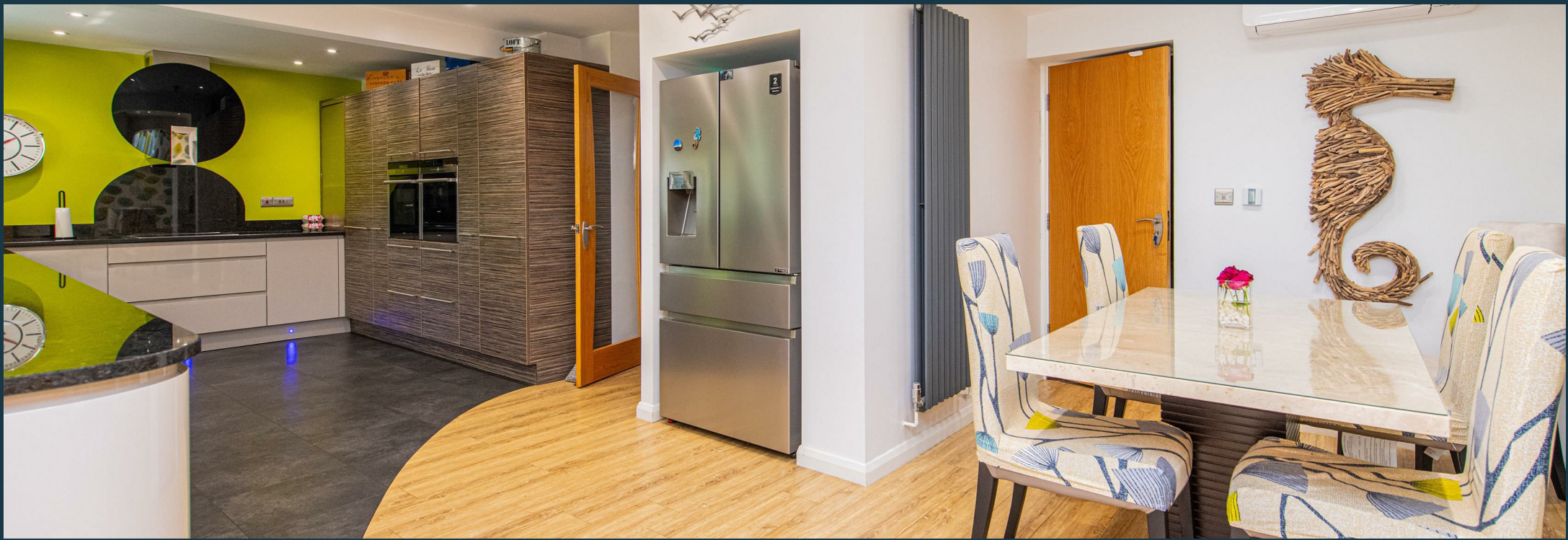
Family bathroom, ensuite to master and cloakroom



Secluded garden



Single garage and off road parking





SELLER'S SECRET

We made this decision to purchase our home from new having chosen this particular design as it suited us perfectly, we have ended being here for over 30 years! The time feels right for us both now to sell and move to something slightly smaller, we have seen a couple of homes that may suit us perfectly once sold.



Why we like it....

Not a house but a home! So well presented and maintained with a fabulous extended kitchen which really does have the wow factor. We love this one! Call asap to view, it won't be around for long!

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH

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www.oscar-james.com

To buy or not to buy....
