

Plot 3 Britannia Road  
Kettering  
NN16 9RZ

£400,000



OSCAR JAMES

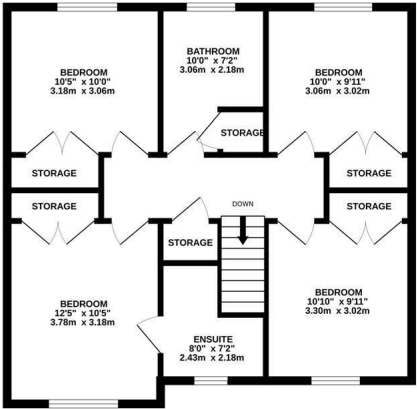
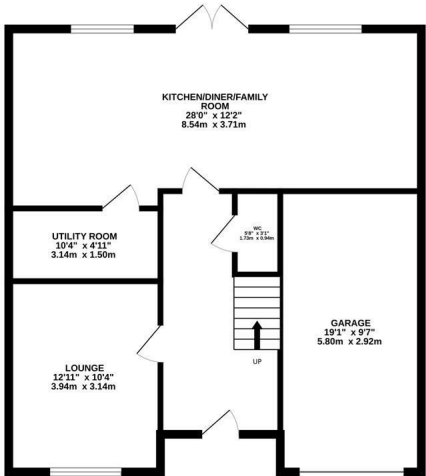
...expect excellence



# FLOOR PLANS

GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.

1ST FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 1534 sq.ft. (142.5 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 stunning kitchen/diner/family room



Fabulous kitchen with appliances included



Four bedrooms



Family bathroom, ensuite and cloakroom



Secluded garden



Single garage and off road parking



## WHAT'S GREAT?

A fabulous four bedroom detached brand new home and ready to occupy!

These stunning homes are built to a superb standard and offer beautifully appointed and spacious accommodation over two floors. Promising a quality, high-end finish throughout.

This particular plot offers over 1500sq foot of internal living space which comprises; entrance hall, lounge, fabulous open plan kitchen - dining - family room with a full range of integrated Bosch appliances & composite work surfaces, utility room and ground floor WC.

On the first floor expect to find four generous bedrooms each with built in wardrobes and a stylishly appointed family bathroom. The master bedroom also enjoys a stylishly appointed en-suite.

The rear gardens are generous in size and feature a large patio area and lawned garden enclosed by high timber panel fencing.

To the front of the property there is a driveway which leads to the garage which benefits from an electrically operated garage door.

Further benefits include LVT flooring to the hallway, kitchen family room and bathrooms and carpets throughout the remainder of the house.

Viewing is absolutely recommended, contact selling agents Oscar James to arrange yours today!

Be quick though as a number of plots have already been reserved!

...expect excellence





# SELLER'S SECRET

We very much hope the owners enjoy living here as much as we intended.



## Why we like it....

A superb property, great location with a lovely secluded garden, a must view!

# OSCAR JAMES

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To buy or not to buy....

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