

17a West Way  
Kettering  
NN15 7LE

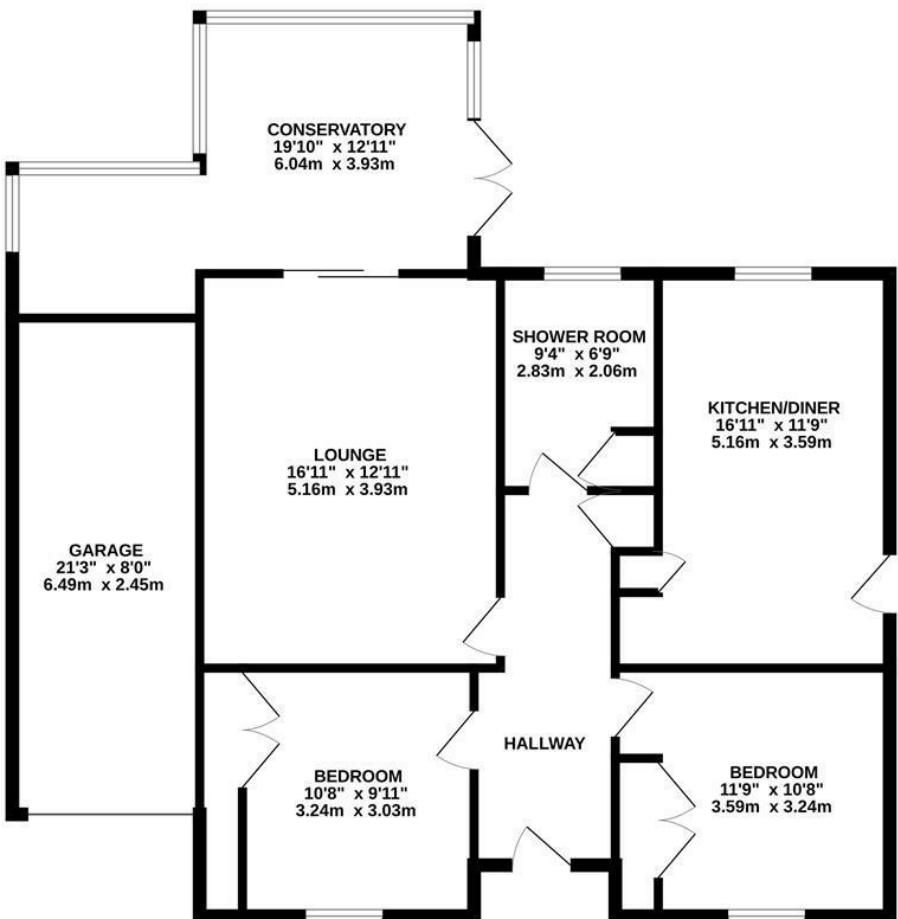
£325,000



OSCAR JAMES  
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
1154 sq.ft. (107.2 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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 equipment 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 and conservatory



Modern kitchen with integrated appliances



Two double bedrooms



Refitted shower room



Excellent garden



Single garage and off road parking



## WHAT'S GREAT?

A rarely available and impressive bungalow that must be viewed to be appreciated fully. Situated in a cul de sac position and close to main road links, Kettering General Hospital and train station we are delighted to offer this bungalow to the market with NO ONWARD CHAIN.

All aspects of this bungalow work very well, two evenly sized double bedrooms to the front, a very generous lounge, conservatory and kitchen/diner as well as a refitted shower room with easy walk in double shower and fitted seat for ease.

The kitchen has numerous storage cupboards, integrated appliances, French doors leading out to the garden and ample space for a dining table. The lounge as mentioned is an excellent size with feature fireplace and patio

doors leading out to the conservatory which gives internal access also to the garage.

Expect to find UPVc double glazing, combination gas central heating boiler, boarded loft with loft ladder, remote controlled electric garage door, two off road parking spaces to the front, excellent perimeter fencing around the garden which wraps around the property to the side and rear. The garden is a good size, laid to lawn with shrub, flower and hedge borders, a superb patio with raised railway sleepers creates a ideal area to relax and entertain and enjoys a good degree of privacy.

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

...expect excellence



## SELLER'S SECRET

As a family we find ourselves in the position of wanting to sell the bungalow. Its a lovely property and we hope the new owners are very happy here.



# OSCAR JAMES

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To buy or not to buy....

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*why we like it....*

This bungalow has so much going for it, location, layout and size, it will not be available for long! Call asap to view!