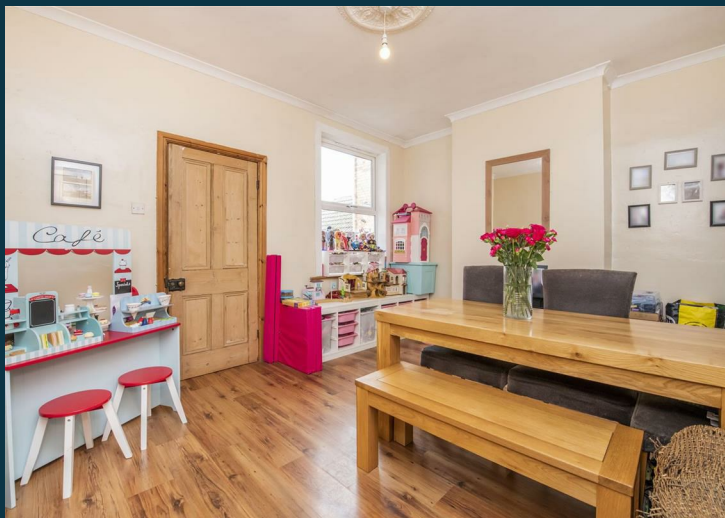


65 Carlton Street  
Kettering  
Northamptonshire  
NN16 8ED

£180,000 offers in excess of

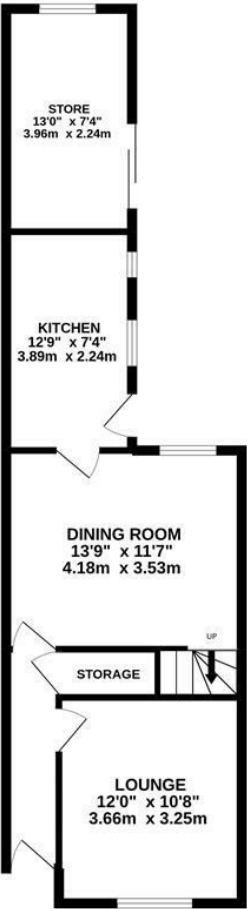


OSCAR JAMES

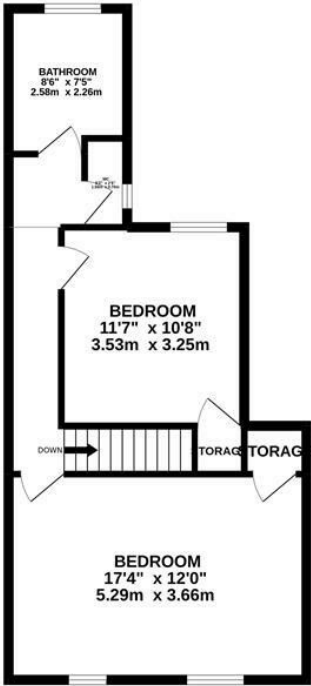
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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 5/2022



## AT A GLANCE...



Separate reception rooms



Generous kitchen



Two good size bedrooms



First floor bathroom



Rear garden



On street parking





## WHAT'S GREAT?

Offered to market is this LARGE TWO DOUBLE bedroom mid terrace home ideally situated close to Kettering town centre, general hospital and not too faraway from the train station.

With the original mosaic tiled flooring in the porchway and entrance hall firstly this property is a must view home. Expect to find a cosy lounge to the front which benefits from a fabulous feature open fire place, a generous dining/family room and good size kitchen to the rear.

To the first floor the master bedroom to the front is huge and benefits from the original fire place, the second bedroom is also a good double room. A family bathroom with separate WC completes this floor.

Outside there is a brick built out house which is great for storage or possible conversion into something more. The garden is a good size with patio area.

This property would make a superb first time buy or rental investment for someone new, any prospective purchasers are asked to contact our Oscar James team in Kettering to make arrangements to view.

...expect excellence



# SELLER'S SECRET

Having brought as a first home many years ago we have now expanded our family and the time is right to move, we have been super happy here and we have seen a home that we are interested in that we would like to potentially pursue once sold.



## Why we like it....

The size of this property is excellent and the location is great for the amenities Kettering has to offer. An ideal rental or first time buy! Call today!

# 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....

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