

81 Pipers Hill Road
Kettering
NN15 7NL

£280,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Situated in an ideal area of Kettering for excellent schooling, Wicksteed Park, Kettering Rugby Club, shops and amenities this much improved and extended three bedroom semi detached property must be viewed to be appreciated.

The accommodation on the ground floor briefly comprises of an entrance hall with newly fitted composite front door and storage cupboard, a bright and generously sized lounge/diner, extended contemporary kitchen with feature lighting and radiator, Velux style window, integrated appliances to include dishwasher, fridge/freezer, double oven, hob and extractor and French doors to the rear and finally a useful additional reception room currently provides a study/playroom space with a sofa bed for visiting guests.

To the first floor there are three bedrooms, two generous doubles one with a bay window to the front and a good size single, a newly refitted bathroom has been tastefully designed and presents extremely well with a shower over the bath, heated chrome towel rail, vanity sink unit and WC.

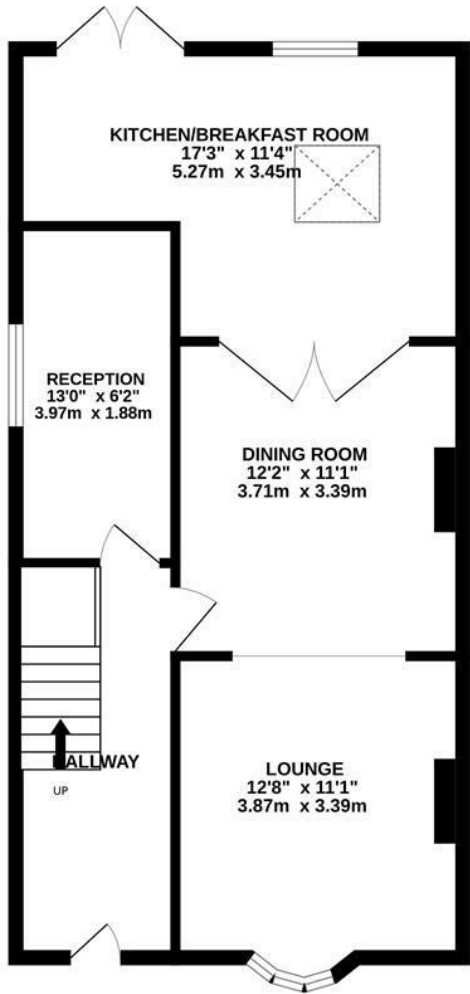
Outside the rear garden is especially good due to its secluded outlook and size, mainly laid to lawn with a patio area and retaining timber fencing with flower and shrub borders.

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

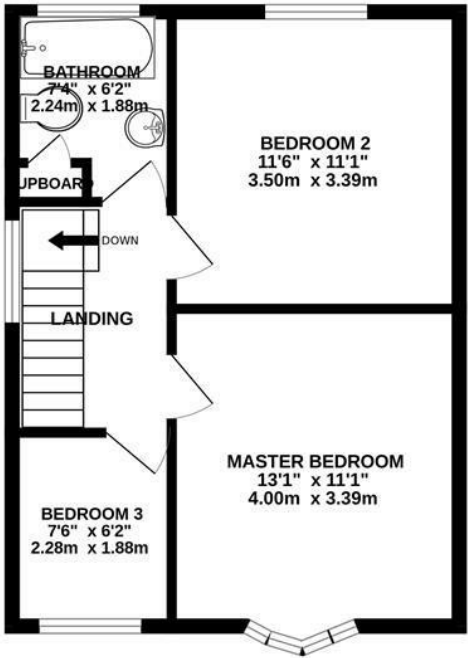
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Floor Plan

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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/diner and study/playroom



Extended and refitted kitchen



Three bedrooms



Refitted bathroom



Secluded garden



Off road parking for two vehicles





SELLER'S SECRET

Having lived here for many years the time feels right now to move on. The area has been perfect for us having so much on our doorstep, especially for the children with the schools and parks so close by. We very much hope the new owners are happy here.



Why we like it....

An excellent example of a 1930's bay fronted home, in excellent condition and with the kitchen extension making this a great home for someone new. We expect strong interest so call asap to make arrangements to view.

OSCAR JAMES

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To buy or not to buy....
