

12 Caswell Close  
Kettering  
Northamptonshire  
NN15 7LU

£375,000 offers in excess of

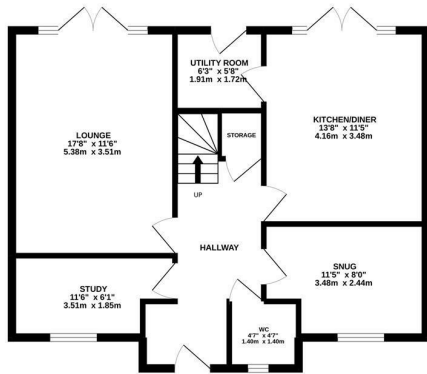


OSCAR JAMES

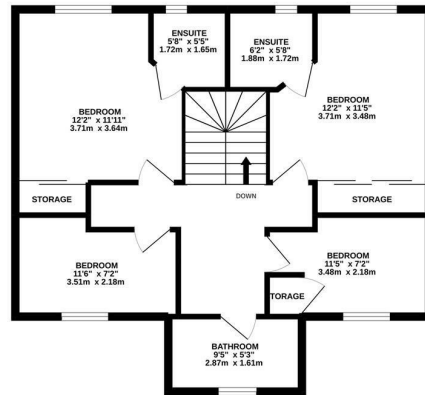
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.2 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, study and play room



Modern kitchen with integrated appliances



Four bedrooms



Family bathroom, two ensuites and cloakroom



Good size garden



Single garage and off road parking



## WHAT'S GREAT?

Offered to market with the benefit of NO CHAIN and in excellent order throughout is this four bedroom, detached, family home with TWO ensuite bedrooms.

Situated in a cul de sac position within walking distance to the Kettering town centre and train station this property is a must view home.

The accommodation on the ground floor consists of an entrance hall with polished tiled flooring, THREE reception rooms providing lounge, study and play room/dining room and utility room, cloakroom and superb kitchen/diner with integrated appliances and French doors leading out to the garden.

To the first floor there are two large double bedrooms, both with ensuite

facilities and two further bedrooms serviced by another family bathroom.

Outside there is a driveway which is wider than average to the side of the property providing off road parking for at least two vehicles which leads to a good size garage with up and over door.

The garden to the rear is a good size, mainly laid to lawn with retaining timber fencing and a patio area.

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

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# SELLER'S SECRET

Having been owned by our parents since new we really hope the new owners enjoy living here as much as they did.



## Why we like it....

This property has plenty to offer and is situated in a lovely quiet position within the cul de sac. No chain either which makes things very simple for a new buyer.

# OSCAR JAMES

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To buy or not to buy....

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