

32 Pollard Street
Kettering
NN16 9RP

£210,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

A stunning example of a mid terrace home which absolutely has the WOW factor both internally and externally with a gorgeous rear garden.

This property has been cared for and improved by the current owner to a wonderful standard and must be viewed to be appreciated.

The accommodation comprises of a open plan lounge/diner with storage cupboard and feature media wall, the kitchen to the rear is a very spacious and bright room with numerous storage cupboards, ample work top space, refitted gas hob and electric oven with extractor, integrated dishwasher and breakfast bar. A utility area provides additional space with a second sink unit, plumbing and space for a washing machine and space for tumble dryer as well as having a cupboard with a refitted combination central heating boiler. French doors lead out to the rear garden.

To the first floor the two bedrooms are superbly sized, the master to the front is especially large with two windows to front and two storage cupboards. The second bedroom is also a generous double and the landing has a fitted storage making excellent use of the space. Finally expect to find an impressive, refitted four piece family bathroom with vanity sink unit, WC, separate shower cubicle and bath.

Other benefits include new flooring in areas and new internal oak doors., UPVc double glazing and gas radiator heating.

The garden to the rear is beautifully presented and maintained with flower and shrub borders, patio area, brick built out house providing storage and gated access to the front)

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

...expect excellence

Floor Plan



TOTAL FLOOR AREA : 913 sq.ft. (84.9 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



Generous kitchen with utility room



Two double bedrooms



Refitted four piece bathroom



Stunning garden



On street parking





SELLER'S SECRET

I have decided to relocate and slow my pace of life down by moving closer to the coast with a view to potentially retiring to a degree. I've been very happy here but the time seems right to make changes in my life now that my son has moved out. I very much hope the new owners love living here.



Why we like it....

An outstanding home, it will impress for sure. Location is excellent with the Pleasure Park at the top of the road and it is very reasonable walking distance to the town centre, local shops and amenities. We definitely do not expect this one to be around for long!

OSCAR JAMES

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To buy or not to buy....
