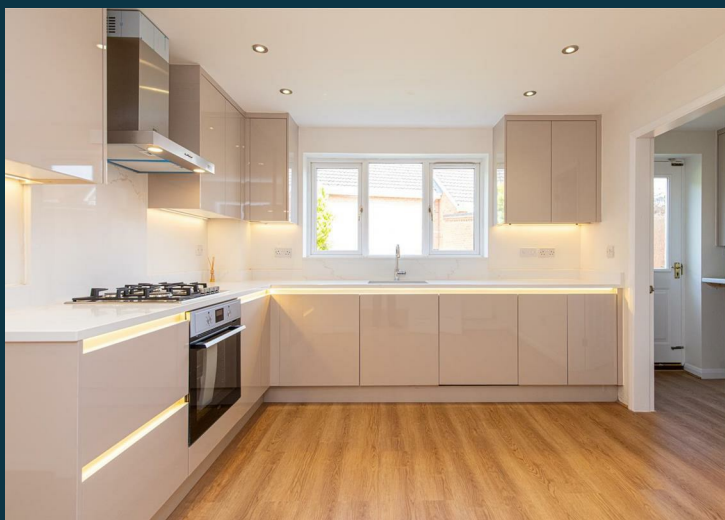


3 Gillingham Road  
Kettering  
NN15 7RA

£450,000 offers in excess of



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

An outstanding home both inside and out! This impressive David Wilson built detached family home with DOUBLE GARAGE is situated on the very popular Leisure Village estate which provides excellent schooling, shops, leisure centre with gym, park and pub, as well as being ideal for commuters needing the train station that is just a few minutes walk away or the main roads such as the A14 and A43.

The property itself has been extensively improved by the current owner making it ready to move in and enjoy and is offered to market with NO CHAIN.

Expect to find on the ground floor a welcoming entrance hall with newly fitted composite front door, refitted cloakroom, lounge with bay window and feature fireplace, large study/play room, dining room and fabulous refitted kitchen and utility room with high gloss units, integrated dish washer, oven, hob and extractor with under plinth feature lighting. The utility room has also been refitted to suit and provides space for a washing machine and tumble dryer. A newly fitted combination central heating boiler completes this floor.

To the first floor a key benefit is that all bedrooms are doubles and all have fitted wardrobes, the master bedroom benefits from a refitted ensuite and the family bathroom is a four piece suite which has also been refitted to a very high standard.

A summary of improvements are: refitted kitchen, utility room, boiler, windows, front and back doors, newly laid flooring throughout and demisting and illuminating mirrors in the bathroom and ensuite.

Outside the property occupies a sprawling plot with space to two sides with the front being laid to lawn with shrub areas, off road parking for three to four vehicles, double detached garage with power and lighting connected and a rear garden that enjoys a high degree of privacy, laid to lawn with patio area and gated access to the side.

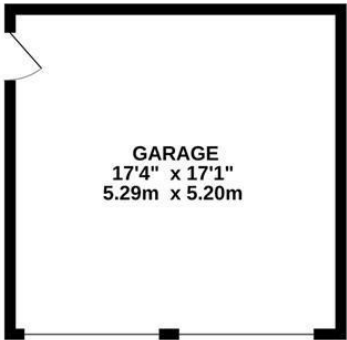
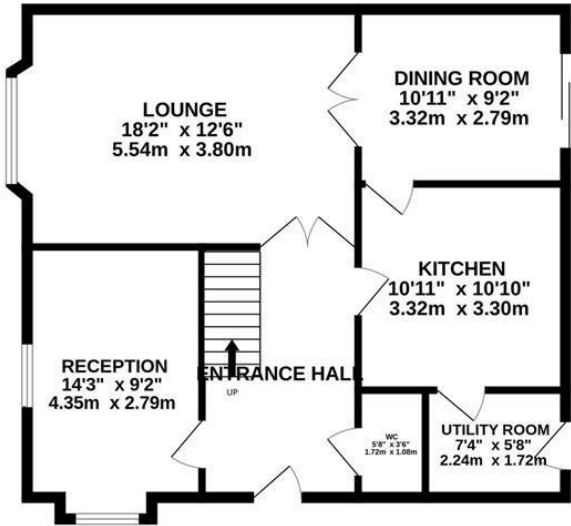
Call the delighted sole agents Oscar James Kettering to make arrangements to view

...expect excellence

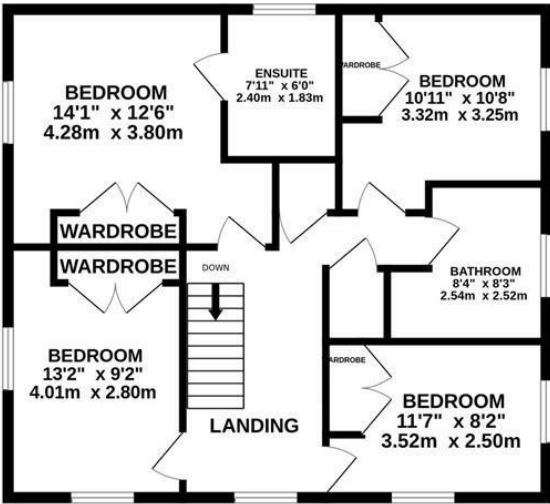


# Floor Plan

GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (162.9 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...



Three reception rooms (potentially two with fifth bedroom)



Stunning refitted high gloss kitchen and utility room



Four/five bedrooms



Refitted bathroom, ensuite and cloakroom



Corner plot with secluded rear garden



Double detached garage with ample off road parking







## SELLER'S SECRET

We have spent a lot of time improving Gillingham Road and really hope the new owners love living here as we intended. The property will be sold with no onward chain hopefully making this as simple as possible for a buyer.



## Why we like it....

A stunning home, light bright and airy with some lovely newly fitted features. We very much look forward to carrying out viewings here, it will not be any trouble! Call us as soon as possible to view.

# 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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