

12 Greenfield Avenue  
Kettering  
Northamptonshire  
NN15 7LL

£365,000

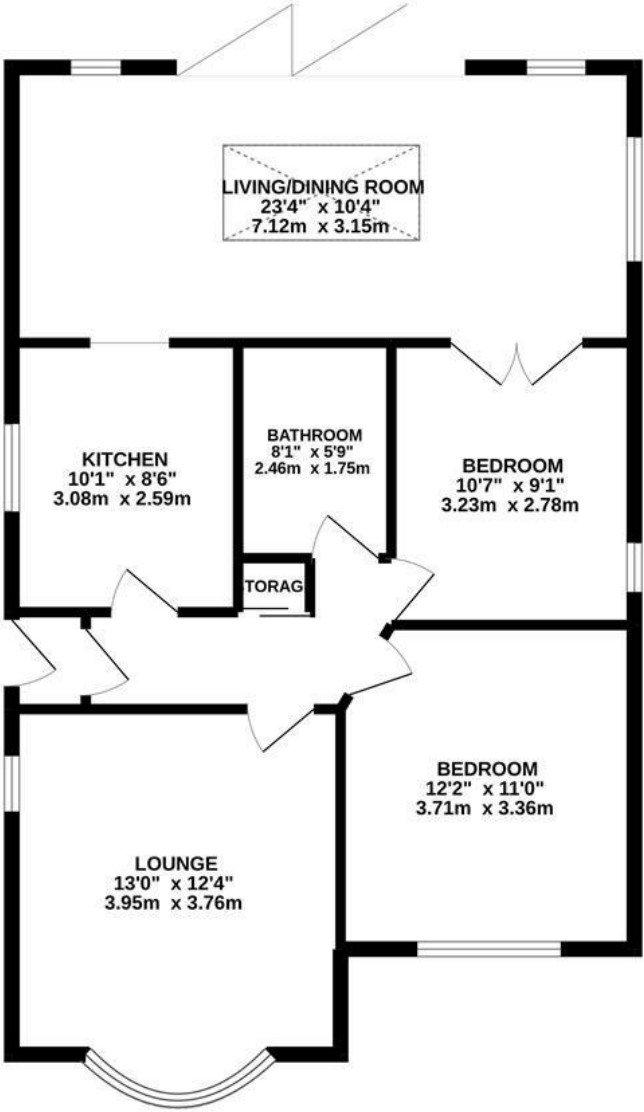


OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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 & stunning sitting room/diner/family room to rear



Modern kitchen



Two/three bedrooms



Refitted shower room



Incredible garden



Large garage and ample off road parking



## WHAT'S GREAT?

If you are looking for a superb, detached bungalow with the option to be utilised as a three bedroom home, situated close to the Kettering town centre, train station and general hospital look no further!!

This property has so much to offer and still provides options to improve or extend (subject to planning). With the most incredible, large, secluded garden to the rear this property has to be viewed to be appreciated.

A brand new front door greets you first leading to the hallway, a very good size formal sitting room with bay window and feature fireplace can be found to the front and has the potential to be used as a further bedroom depending on preference, a double bedroom with fitted storage can also be found to the front of the property, a second bedroom leads to the fantastic extension to the rear which has the wow factor, large, bright and airy with bi folding doors, a vaulted lantern ceiling, enjoying

views into the garden as well as providing both dining and sitting room space, a refitted shower room has been thoughtfully modelled with an easy access double shower cubicle, finally the kitchen connects the extension and hallway with storage and work top space.

Outside to the front the garden is generous but low maintenance, mainly gravelled with a driveway to the side offering ample off road parking for numerous vehicles with large double wooden gates which lead to more parking (perfect for a caravan or mobile home) and large detached garage.

The garden to the rear is breath taking, a wonderful size, perfectly private with many interesting areas providing sunny spots for relaxing, dining and entertaining, beautifully planted with an array of plants, shrubs and trees it really must be seen to be believed.

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

...expect excellence



# SELLER'S SECRET

The time is right for me to move on and therefore I have decided to sell. Over the years this bungalow has been a wonderful home for me and my family, I love how peaceful it is, especially in my garden which I am very proud of.



## Why we like it....

An excellent example of a detached bungalow, has plenty going for it with a spectacular garden. Come and view to see for yourself!

# OSCAR JAMES

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To buy or not to buy....

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