

17 Hall Close  
Kettering  
NN15 7LQ

£500,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

A unique opportunity to purchase a fabulous sized family home situated in a superb location within Kettering, close to everything you could need, town centre, train station, general hospital and main road links (A14 and A43) which also has the benefit of being offered to market with NO CHAIN.

This property has been cared for by the current owners for over 40 years and has been much improved over the years of their ownership.

Expect to find SIX double bedrooms including a ground floor bedroom, converted and extended loft bedroom and four bedrooms on the first floor which makes this home extremely substantial.

The accommodation over the three floors includes, entrance porch, entrance hall, bedroom six, playroom/office, refitted kitchen, utility room, refitted bathroom, lounge, dining room and conservatory on the ground floor. To the first floor the four bedrooms are all extremely bright, light and spacious, the master benefits from fitted wardrobes and a refitted ensuite shower room and a family bathroom services the remaining three, there is a storage cupboard and

airing cupboard and then stairs rising to the converted and extended loft room which is a huge double room with Velux style windows to the rear with storage to the eave space.

Outside the plot is generous both front and back, there is ample parking to the front with a single garage, raised beds with sleeper dividers and to the rear the garden is beautifully maintained with lawn areas, mature and established shrubbery, trees and flower beds, shed, green house and patio area.

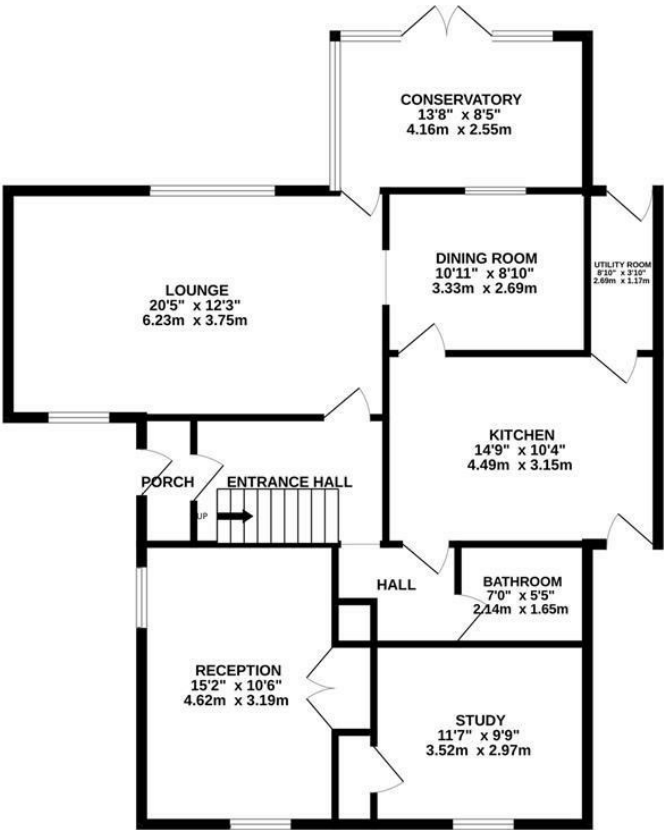
Call the delighted sole agents Oscar James Kettering to make arrangements to view.

...expect excellence

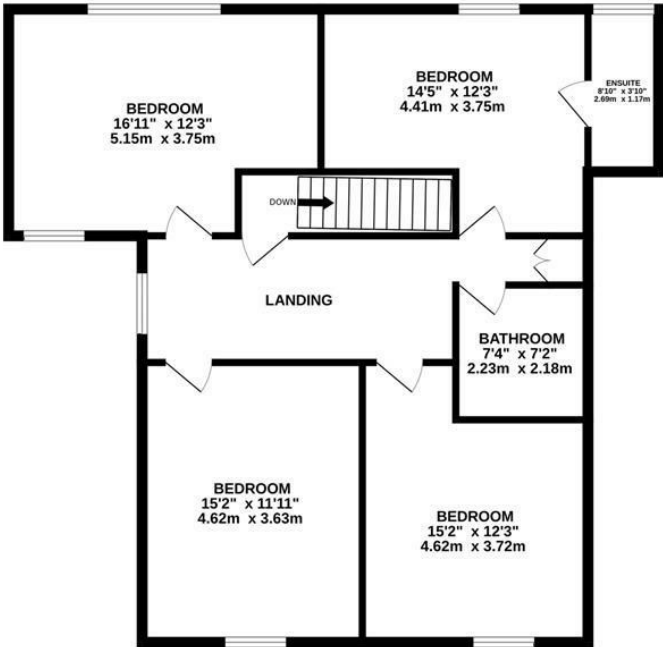


# Floor Plan

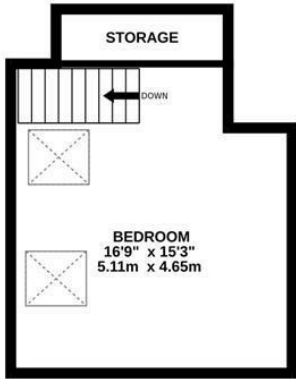
GROUND FLOOR  
1105 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR  
951 sq.ft. (88.3 sq.m.) approx.



2ND FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 2326 sq.ft. (216.1 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...



custom 1



custom 4



custom 2



custom 5



custom 3



custom 6









# SELLER'S SECRET

As our family home for over 40 years our Father made numerous changes and improvements to the house over the years making a huge and versatile space for us all. We very much hope a new family enjoy making their memories here.



## Why we like it....

An individual and much improved prospect for someone looking for a forever home in an excellent part of Kettering. An absolute must view to appreciate the space it has to offer. Do call to arrange a viewing, we will very much enjoy showing you around.

# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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