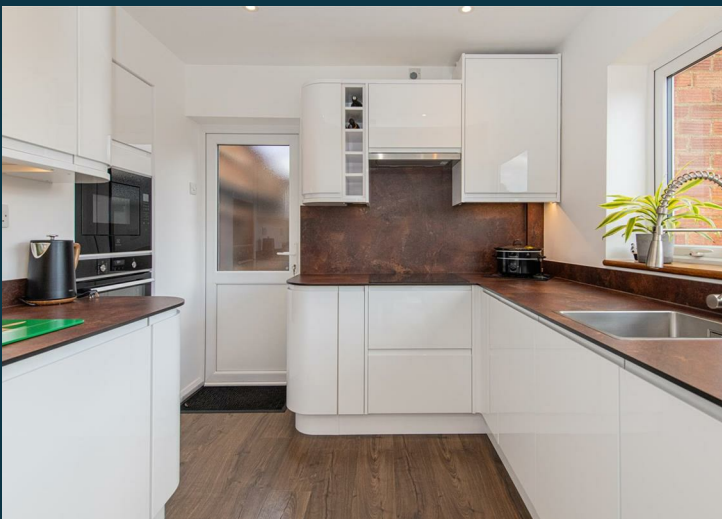


31 Coniston Road
Kettering
Northamptonshire
NN16 8UL

£325,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

This exceptionally well presented three bedroom semi detached bay fronted home not only the benefit of condition but also location on its side. As an area this is popular and well regarded by local residents with the convenience of being close to the Kettering General Hospital, main road links, shops, schools and leisure centre.

The current owners have made numerous improvements to their home over time and are clearly and correctly proud of the finished results which must be viewed to be appreciated.

In brief the accommodation consists on the ground floor of an entrance hall which is generous in size with storage cupboard, a lounge/diner with bay window to front and French doors to the rear provide a spacious living area for both relaxing and dining, the refitted kitchen finally completes this floor which is outstanding in

condition and presentation, high white gloss units make for a bright and airy space with integrated fridge, freezer, dishwasher, oven, microwave, induction hob and extractor over.

Upstairs on the first floor the style and condition continues with three bedrooms, all superbly presented, and an incredibly well planned refitted shower room which has been refitted to the highest of standards.

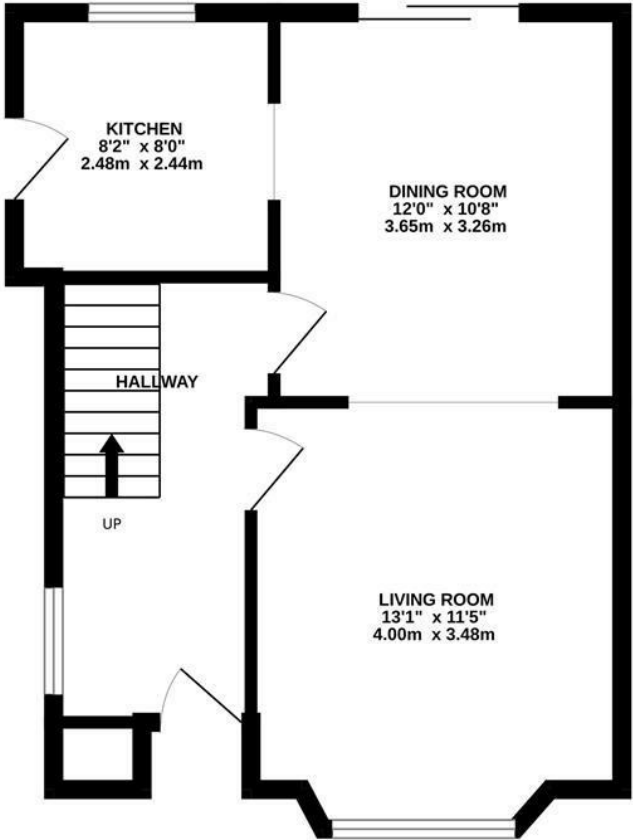
Outside there is a block paved driveway which provides plenty of off road parking, a single garage and a generously sized immaculate rear garden with split levels for ease of maintenance and to suit all scenarios. Expect to find a gravelled seating area, lawn, raised sleepers, established mature trees, store cupboard with plumbing for washing machine and retaining timber fencing.

Call the proud sole agents, Oscar James Kettering to make arrangements to view this gorgeous property.

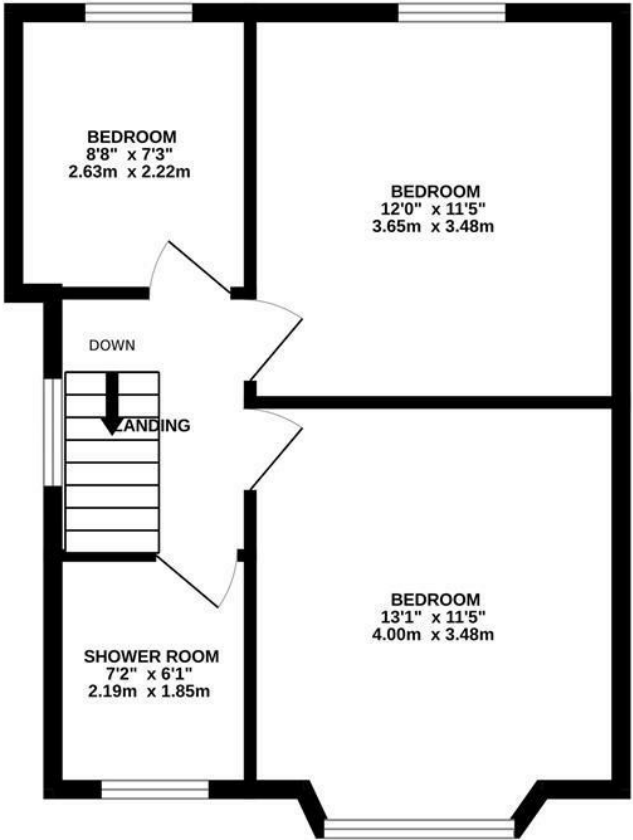
...expect excellence

Floor Plan

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 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



Refitted kitchen with integrated appliances



Three bedrooms



Refitted shower room



Large secluded garden



Single garage and off road parking





SELLER'S SECRET

The time for a change is upon us and therefore we have decided to come to market. We love our home and especially the area but we are ready to move on now. We very much hope the new owners are super happy here.



Why we like it....

We cannot fault this home, the condition and presentation is rarely beaten. It is one to definitely view that's for sure, call us asap!

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH
01536 415777
www.oscar-james.com

To buy or not to buy....
