

6 Langsett Close  
Kettering  
NN16 8LE

£425,000

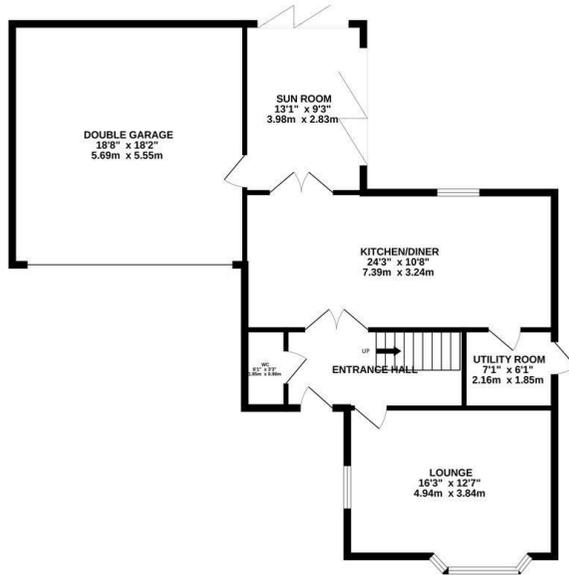


OSCAR JAMES

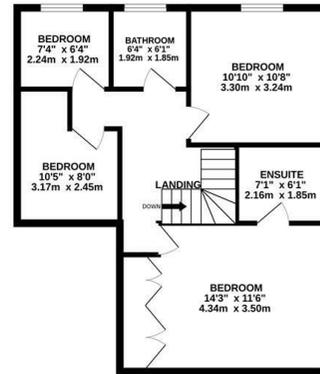
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# FLOOR PLANS

GROUND FLOOR  
1060 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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, kitchen/diner and sun room



Fabulous refitted kitchen



Four bedrooms



Refitted bathroom, ensuite and cloakroom



Superb garden



Double garage and off road parking



## WHAT'S GREAT?

\*\*\*\* CHECK OUT OUR VIDEO TOUR\*\*\*\* An exceptional home in a superb location which must be viewed to be appreciated!

Situated within a stones' throw of the Kettering General Hospital and within walking distance to the train station this property has been improved immensely by the current owners.

The accommodation on the ground floor consists of an entrance hall, cloakroom, a spacious lounge to the front benefits from a bay window and feature fireplace with wood burner, a spectacular refitted kitchen/diner is the real hub of the home with high gloss units, integrated appliances including fridge/freezer, dishwasher, two ovens, grill and microwave, extractor hood, induction hob and wine fridge. To the rear there is a beautiful sun room which has bi folding doors on two sides and lantern glass ceiling which really brings the outside in connecting to the garden and has a courtesy door leading into the double garage. A utility room completes the accommodation on this floor.

To the first floor there are four bedrooms, the master of which enjoys a vaulted ceiling, fitted wardrobes and a stunning refitted ensuite shower room, the family bathroom has also been refitted to the highest of standards which will certainly impress in real life.

Outside the front has been re surfaced with a resin driveway providing off road parking for numerous cars in front of the double garaged, to the rear the garden is a lovely size, perfect for entertaining and dining with astro turf and patios areas, refitted timber fencing and gated access to the front.

Other benefits include spot lights, polished tiled flooring, solar panels (which are owned, not leased) and a hot tub which is subject to negotiation.

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

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# SELLER'S SECRET

We have been extremely happy here over the years, no question and hopefully viewers will be impressed with the improvements we have made. The time is right for us to sell and upsize, we are actively looking at alternatives properties to buy once sold.



*Why we like it....*

A stunning home which must be viewed, location absolutely ideal for those working at the hospital. Call us asap to view!

*To buy or not to buy....*

## OSCAR JAMES

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