

25 Kathleen Drive  
Kettering  
NN16 0QG

£240,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

An immaculately presented sizeable two double bedroom semi detached home offered to market with NO ONWARD CHAIN.

Situated within walking distance to a local shopping precinct, schools and green space this property is an ideal first time buy or rental investment.

With neutral, bright decoration throughout, UPVC double glazing, refitted kitchen and an incredible rear garden this property must be viewed to be appreciated.

In brief the accommodation comprises of an entrance hall with storage cupboard, lounge/diner, conservatory and refitted kitchen on the ground floor. To the first floor expect to find two large double bedrooms and a refitted

bathroom with shower over the bath.

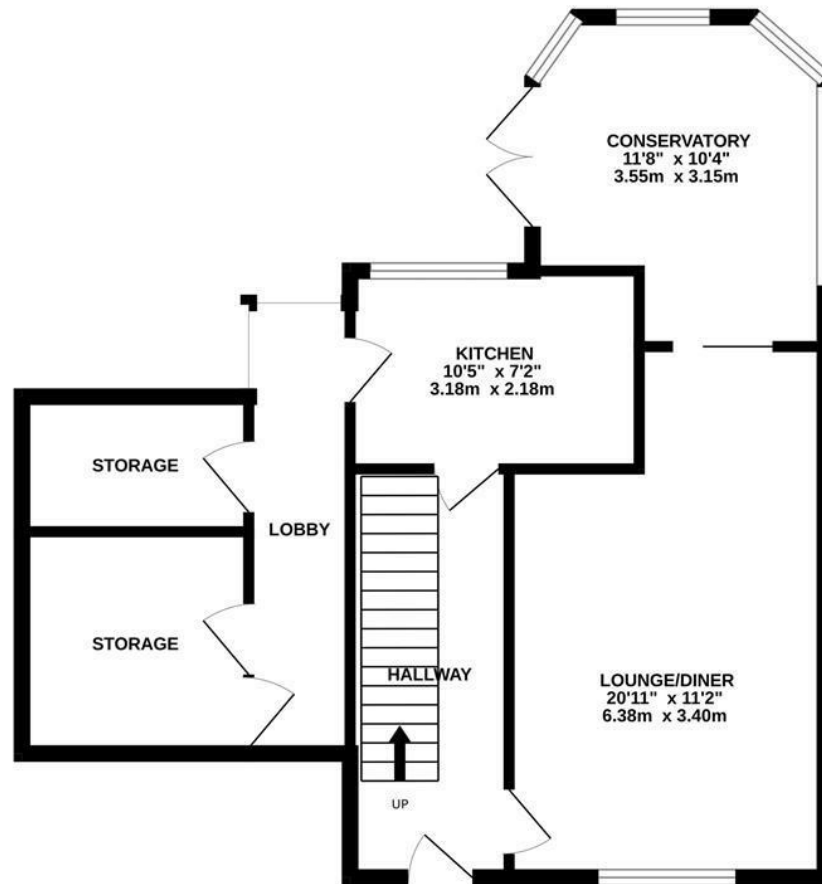
The outside space of this property really makes it stand out from the rest, the front garden is laid to lawn with shrub and flower borders with a drive way for off road parking for two vehicles. There are two very useful out houses/stores and the rear is absolutely superb, beautifully maintained with flower beds, vegetable patch, patio and a covered alfresco dining area for all the family to enjoy.

Call sole agents Oscar James Kettering to make arrangements to view!

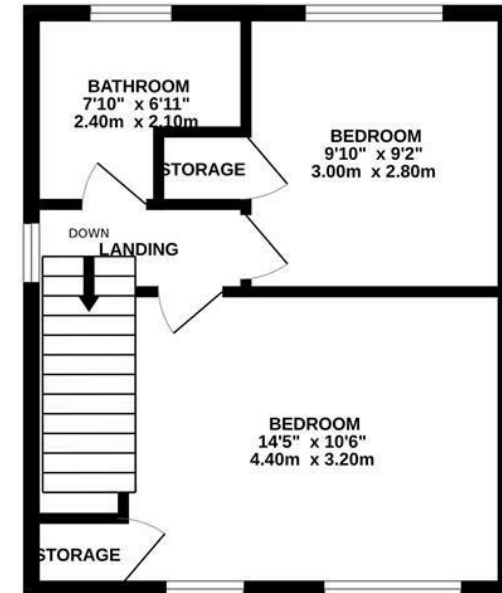
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# Floor Plan

GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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...

-  Lounge/diner and conservatory
-  Refitted kitchen
-  Two double bedrooms
-  Refitted bathroom
-  Superb gardens
-  Off road parking





# SELLER'S SECRET

We have decided to leave and relocate back to our home country hence coming to the market. We are especially proud of our garden, it has been a real labour of love and hope the new owners enjoy it as much as we have.



*Why we like it....*

A lovely home, very well kept and the garden is a real stand out. A definite one to view!

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

# OSCAR JAMES

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