

63 Silverwood Road  
Kettering  
NN15 6EL

£230,000 offers in excess of



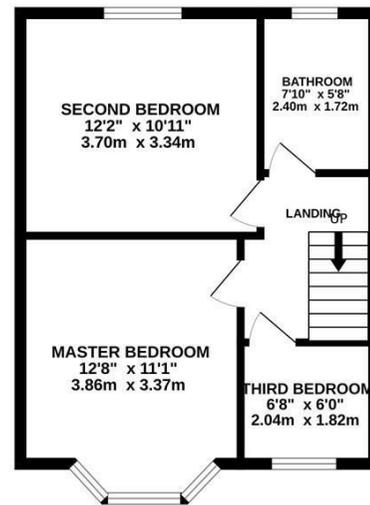
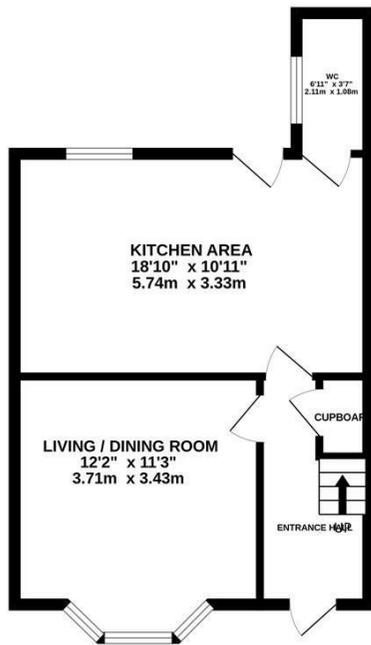
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.3 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 and kitchen/diner



Refitted kitchen



Three bedrooms



Refitted bathroom and cloakroom



Secluded garden with cabin



On street parking



## WHAT'S GREAT?

This very well presented three bedroom home is situated ideally for schooling, shops, main road links and Wicksteed Park.

The accommodation comprises of an entrance hall with stairs rising to the first floor, a bright and spacious lounge to the front provides an ideal place to relax with bay window to front, to the rear expect to find a huge kitchen/diner, refitted with a variety of storage cupboards and plenty of work top space and ample room for a dining table. A cloakroom completes the ground floor.

To the first floor there are three bedrooms, two generous doubles

and a good size single as well as a family bathroom, neutral in style with shower over the bath.

Outside to the front there are gardens front and rear, low maintenance with gravelled and shrubbery areas, a raised decked provides the ideal space in the rear garden to entertain, not to mention the huge cabin/summerhouse which could be used for a multitude of purposes, whether it be art studio, bar or music room.

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

...expect excellence



# SELLER'S SECRET

I've loved living here and especially enjoy my garden given its high level of privacy and my craft cabin, its a fabulous place to work and potter about.



*Why we like it....*

This property on Silverwood Road feels very welcoming and homely, we look forward to making it someone else's ...call to view asap!

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

**OSCAR JAMES**

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