

11 Kathleen Drive  
Kettering  
NN16 0QF

£180,000

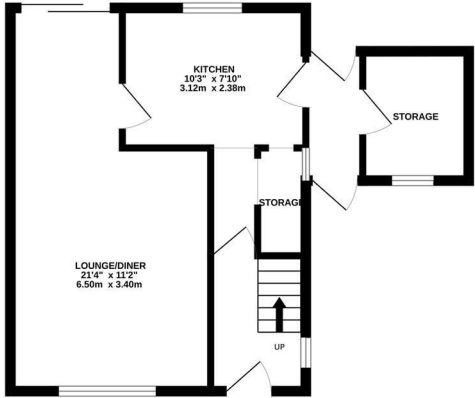


OSCAR JAMES

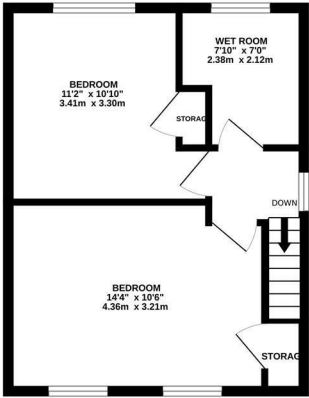
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# FLOOR PLANS

GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 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...



Spacious lounge/diner



Fitted kitchen



Two double bedrooms



Upstairs shower room



Front and rear gardens



On street parking





## WHAT'S GREAT?

Offered to market with NO CHAIN this TWO DOUBLE bedroom, semi-detached property, occupying a corner plot is well-proportioned and in a popular residential location enjoying the benefits of amenities, including shops, restaurants, and schooling all within easy reach.

This property offers a fantastic opportunity for those seeking a home with great potential.

Accommodation comprises; Entrance hallway, with doors leading to the kitchen and a lounge/diner. The kitchen, although in need of modernisation, provides a functional space and overlooks the rear garden and has a patio door leading outside. With some refurbishment, it has the potential to be transformed into a contemporary and stylish cooking area. The lounge area is

dual aspect, making it bright & airy and boasts patio doors to the back garden.

Moving upstairs, you will find two well-proportioned double bedrooms and an upstairs shower room.

Outside, the property benefits from both front and rear gardens both of which are low maintenance and you will find useful outbuildings ideal for storage or a utility space. Other benefits include gas central heating and uPvc double glazing.

Overall, this home presents an exciting opportunity for those with a vision for modernization and the desire to transform a property. Call sole selling agents Oscar James to book your viewing appointment today!

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# SELLER'S SECRET

Having been in the family for many years we will be sad to see it go but we're excited and happy for a new owner to breathe a fresh lease of life into the property.



## Why we like it....

A great opportunity to buy in a popular location and to add your own stamp on a property. We believe this property would be ideal for first time buyers or investors.

# OSCAR JAMES

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To buy or not to buy....

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