

32 Abbots Way  
Kettering  
NN15 6FW

Offers in excess of £290,000



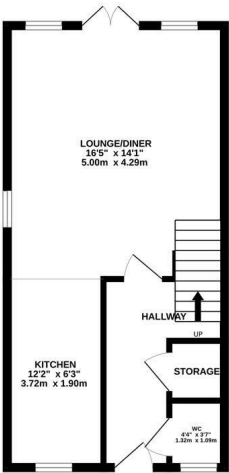
OSCAR JAMES

...expect excellence

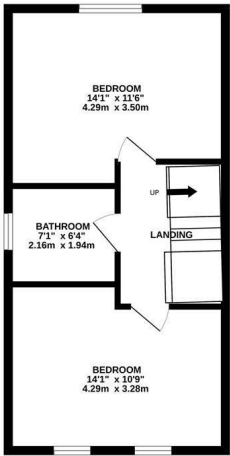


# FLOOR PLANS

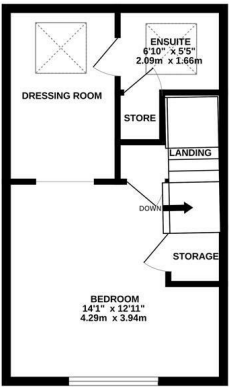
GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Made with Metropix 12/2025



## AT A GLANCE...



Lounge/diner



Refitted kitchen



Three double bedrooms



Family bathroom, ensuite and cloakroom



Generous secluded garden



Single garage and off road parking





## WHAT'S GREAT?

A very substantial and much improved **THREE DOUBLE BEDROOM** three storey semi detached property with **SINGLE GARAGE AND OFF ROAD PARKING** situated on the popular Leisure Village estate which is ideal for commuters needing main road links or the Kettering train station which connects to London St Pancras within an hour along with many other main links.

This property presents in superb order, both, modern and contemporary with excellent space over its three floors, consisting of an entrance hall with storage cupboard and cloakroom, a fabulous refitted kitchen with integrated appliances leads into the open plan lounge/diner at the rear which benefits from a media wall with built in feature fire.

To the first floor expect to find two very generous double bedrooms and a family bathroom that they share and then the second floor provides an impressive master suite, again double in size with a walk in wardrobe, ensuite shower room and storage cupboard.

Other benefits include a single garage, off road parking for two vehicles, secluded good size rear garden mainly laid to lawn with patio area and retaining timber fencing, UPVc double glazing and gas radiator heating.

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

...expect excellence



# SELLER'S SECRET

Due to work commitments and changes in location I have decided to sell and re locate. The area is great, shops are close by and it is especially good if you need to commute.



## Why we like it....

A superb example of a town house, great size and having a garage is a real bonus too. We would highly recommend a viewing, call us today!

# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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