

6 Scotland Street  
Kettering  
NN16 8XS

£190,000 offers in excess of



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

A must view home offered to market with NO CHAIN and in superb condition with the benefit of THREE DOUBLE BEDROOMS with an ENSUITE to one.

Situated within walking distance of the Kettering town centre, shops and amenities this property will make an ideal first time buy or rental investment given its size and condition.

The accommodation is set over three floors and consists of an entrance hall, lounge/diner and refitted kitchen on the ground floor, two double bedrooms with large refitted four piece bathroom

on the first floor and a superb spacious double bedroom with ensuite shower room on the second floor.

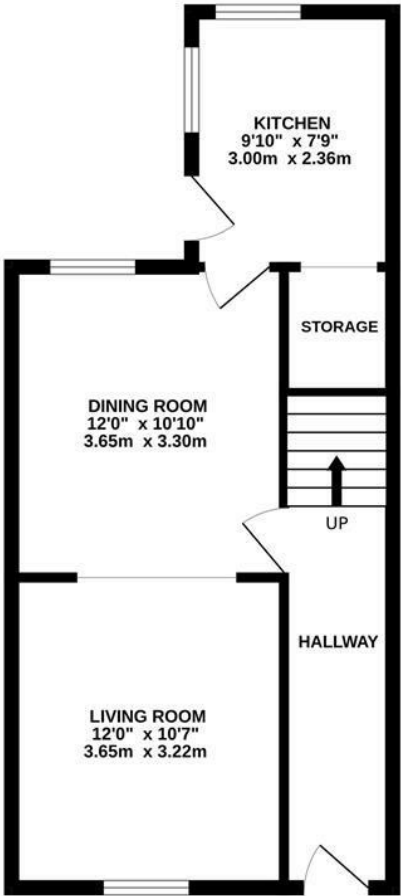
Benefits include gas radiator heating, UPVc double glazing, pantry cupboard in the kitchen, accessible eaves storage on the second floor and a secluded low maintenance rear garden with patio area, lawn and brick built outhouse providing additional storage.

Call the delighted sole agents Oscar James Kettering to make arrangements to view.

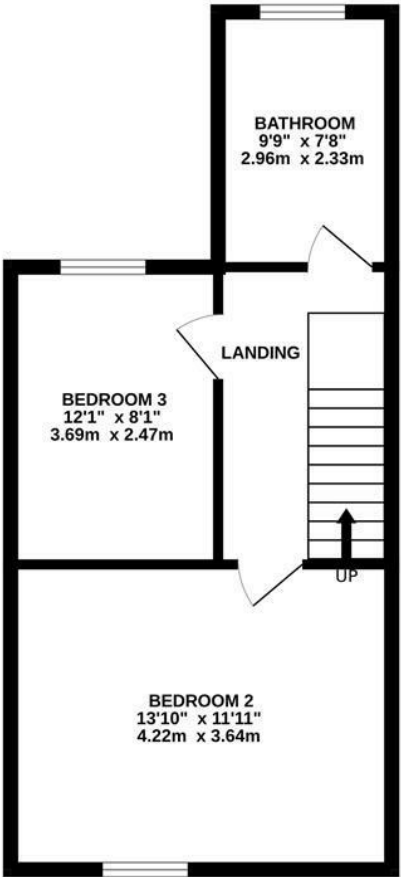
...expect excellence

# Floor Plan

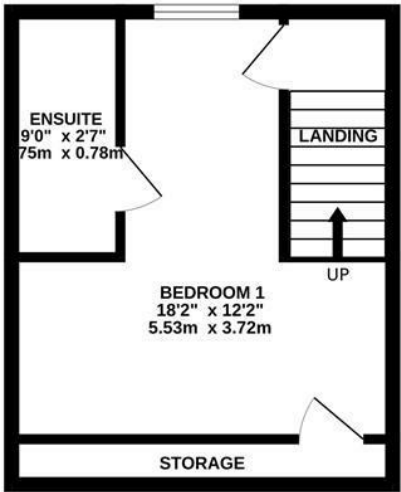
GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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/diner



Refitted kitchen



Three double bedrooms



Refitted four bathroom and ensuite to master



Secluded garden



On street parking









# SELLER'S SECRET

As my family home for many, many years it has been a lovely place for me to live, I've been very happy here. Times have moved on for me now and I find myself ready to sell, there will be no onward chain as I have alternative accommodation arranged already.



## Why we like it....

An excellent three bedroom home, great condition and reasonably priced for what it has to offer. We do not expect this one to be around for long!

# 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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