

30 Malham Drive  
Kettering  
NN16 9FS

£400,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Situated towards the end of this sought after development is this impressive five-bedroom residence offering great living space split over three floors.

The impressive location boasts a wealth of nearby amenities to include local shops, supermarkets, schools, restaurants and cafes. The Kettering town centre is only 5 minutes' drive and there is also great road access to the A14/M1 plus the Kettering general hospital and train station being again only 5 minutes' drive away. There is a children's park within walking distance and the location also offers some lovely local walks.

The well-presented detached property offers versatile living with a dual aspect lounge with French doors onto the rear garden. In addition, there is also a W/c, separate dining room, study plus a kitchen / breakfast room offering a selection of built in appliances with sliding patio doors again accessing the garden.

The first-floor hosts three double bedrooms with an ensuite shower room plus the family

bathroom. The second floor has two more double bedrooms with a further ensuite shower room.

Outside to the front is a low maintenance slate area with a double width driveway to the side offering parking for 4 cars and accessing the double detached garage. The stunning landscaped rear garden is set on a larger than average corner plot and is split into wooden tiered, pebbled and slate areas boasting an array of shrub and flower bed borders offering again a low maintenance garden.

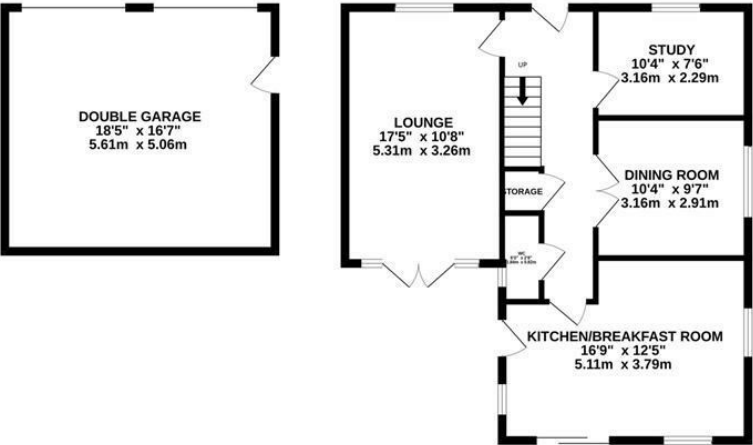
This spacious property must be viewed to appreciate all it has to offer.

Call Oscar James now to organise your property viewing.

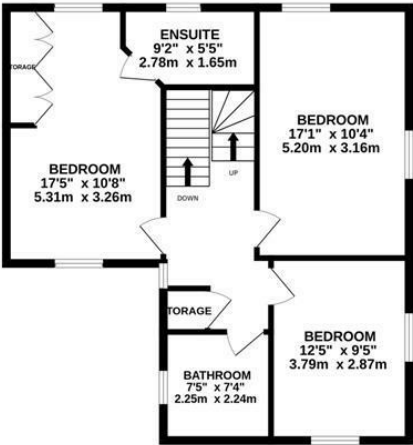
...expect excellence

# Floor Plan

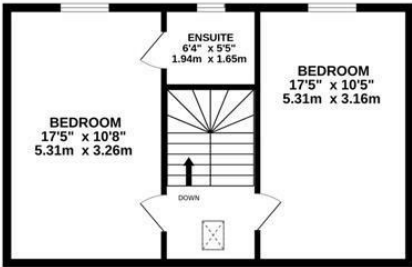
GROUND FLOOR  
985 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



2ND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 2144 sq.ft. (199.1 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.  
Made with Metropix ©2023



## AT A GLANCE...



Lounge, dining room and study.



Kitchen / breakfast room



Five bedrooms



Family bathroom, 2 ensembles plus cloakroom



Corner plot



Driveway for four cars plus double garage.





## SELLER'S SECRET

This property has seen many happy memories whilst our children grew up here and we have loved living here. The space the property has given us has been amazing for our family and as well as the local area, we have been very lucky to have lived here.



## Why we like it....

This is a stunning property situated in this great location and offers a versatile living to suit all needs.

# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
01536 415777  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

---

---

---

---

---