

268 London Road  
Kettering  
NN15 6DU

Offers in excess of £230,000



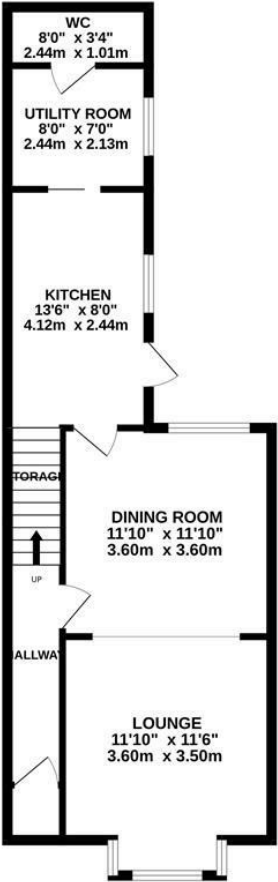
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.9 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 / dining room



Refitted kitchen



Two double bedrooms



Four-piece bathroom suite



Landscaped rear garden



On road parking





## WHAT'S GREAT?

Situated in this highly sought-after location is this stunning bay fronted property offered in immaculate condition throughout. The property is within walking distance to local shops and amenities and is a 5-minute walk to Wicksteed Park. There is also a selection of schools again within a short drive.

The property has been lovingly refurbished to create a spacious stylish home which combines modern and period features. On entering the property there is a hallway offering access to the lounge / dining room plus stairs rising to the first floor. The spacious bay fronted lounge is complimented by a cast iron log burner and is open plan to the good size dining room to the rear. There is an amazing refitted kitchen with a selection of built-in appliances which also follows through to the utility area to the rear and a W/c. To the first floor there

are two good size double bedrooms. There is a stunning four-piece bathroom suite complimented with a roll top bath and separate shower. Outside to the front is a low maintenance court yard garden. The landscaped rear garden offers a good degree of privacy and comprises of a newly laid patio seating area plus benefits from being mainly laid to lawn. There are also a selection of mature trees and shrub borders making this a great entertaining area.

This beautiful property must be viewed to appreciate everything it has to offer.

Call sole selling agents Oscar James to book your visit.

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# SELLER'S SECRET

This house has been a labour of love and we are very proud of the home we have created. Combined with its location this makes for an amazing family home.



## Why we like it....

This truly stunning property is a credit to its owners. The property is offered in immaculate condition throughout and we highly recommend a viewing to appreciate the property.

# OSCAR JAMES

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To buy or not to buy....

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