

39 Bowling Green Road  
Kettering  
Northamptonshire  
NN15 7QN

£550,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

\*\*\*\*\*VIDEO TOUR ONLINE\*\*\*\*\*

An exception, Victorian townhouse in the heart of Kettering situated within a stone's throw of Kettering's train station and restaurant quarter and offered to market with the benefit of NO CHAIN and OFF ROAD PARKING!

Having been extensively improved and restored by the current owners this home is full of character, charm and original features, including high skirting boards, beautiful cornicing, architraves, ceiling roses, newly fitted high quality tilt and turn sash windows, refurbished storage cupboards, incredible marble fireplaces and high ceilings.

This imposing homes' accommodation commences with a large, bright welcoming hallway with a fabulous staircase leading to the first and second floors, a sitting room, dining room and family room provide living space along with a spectacular refitted high white gloss kitchen/diner which has been extended and finished to the

highest standard with numerous multi use storage cupboards and integrated appliances including two ovens, microwave and dishwasher, island with induction hob and extractor over, integrated recycling bins as well as bi folding doors leading out to the garden, a WC and utility room complete this floor. The basement has a two section cellar providing storage.

To the first floor expect to find three large double bedrooms, a fabulous bathroom with the ultimate WOW factor and a separate shower room, to the second floor there are two further bedrooms a double and the impressive master bedroom with two walk in dressing rooms and an ensuite shower room!

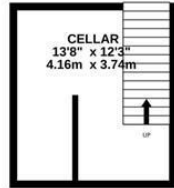
The garden to the rear is access via the kitchen bi fold doors or newly fitted rear door from the utility room, the garden is secluded, laid to lawn and has a decked area for entertaining and refitted fencing to the rear in front of the off road parking for two vehicles accessed via a private road.

Call us straightaway to make arrangements to view this superb home.

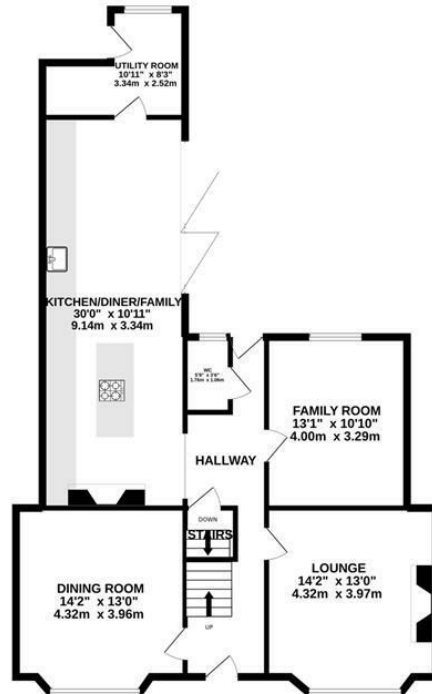
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# Floor Plan

BASEMENT LEVEL  
164 sq ft. (15.3 sq.m.) approx.



GROUND FLOOR  
1040 sq ft. (96.6 sq.m.) approx.



1ST FLOOR  
786 sq ft. (73.0 sq.m.) approx.



2ND FLOOR  
623 sq ft. (57.9 sq.m.) approx.








TOTAL FLOOR AREA : 2614 sq.ft. (242.9 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...

-  Three reception rooms
-  Fabulous kitchen/diner with bi folding doors
-  Five bedrooms including master suite
-  Ensuite to master, cloakroom, shower room and spectacular bathroom
-  Gardens front and rear
-  Off road parking for two vehicles





# SELLER'S SECRET

Having relocated to Kettering from Kent a few years ago this property was ideal for us given its close proximity to the train station giving us easy access into London within the hour. The house itself lent itself perfectly for our family unit, our son has made excellent use of the middle floor as a bedroom/office and bathroom. For us, on the top floor with our huge bedroom, dressing rooms and ensuite we love our private space which has a real sense of calm and peacefulness. Our son is going off on travels in the New Year and we have decided to therefore downsize and already have a property to move to.



## Why we like it....

Without a doubt this property presents in the best order it could. Immaculate in condition and cleanliness with so much space on offer as well as all the features that have been lovingly restored and improved by the current owner. We very much look forward to showing prospective purchasers around this gorgeous home.

To buy or not to buy....

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# OSCAR JAMES

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