228 Windmill Avenue Kettering NN15 7DG

£270,000 offers in excess of





# OSCAR JAMES

...expect excellence

## FLOOR PLANS

KITCHEN/BREAKFAST ROOM 11'5" × 11'4" 3.48m × 3.46m LIVING / DINING ROOM 18'10" × 11'9" 5.73m × 3.57m

1ST FLOOR 432 sq.ft. (40.1 sq.m.) approx.



#### TOTAL FLOOR AREA: 1076 sq.ft. (100.0 sq.m.) approx



#### AT A GLANCE...



Lounge/diner and kitchen/breakfast



Modern fitted kitchen/breakfast room



Three double bedrooms



Family bathroom and additional



Secluded garden





### WHAT'S GREAT?

washing, and gas radiator heating.

This DETACHED, Three double bedroom home not only is in excellent floor, UPVc double glazing, external storage cupboard with plumbing for condition but is also a great size and must be viewed to be appreciated.

With a bright, spacious front to back lounge/diner which benefits from a Outside the frontage is fully block paved with a larger than average feature fireplace with multi fuel burner and French doors to the rear on garage to the side, the garden to the rear is enclosed and secluded

the ground floor with a very good size kitchen/breakfast room and mainly laid to lawn with flower and shrub borders and patio area. entrance hall the living space works really well. To the first floor all three bedrooms are doubles, the main to the front benefits from a bay window. Call the sole selling agents Oscar James Kettering to make arrangements A family bathroom has a shower over the bath and in addition to the to view. bathroom there is also an additional, separate WC on the first floor.

Other benefits include original parquet flooring to areas of the ground

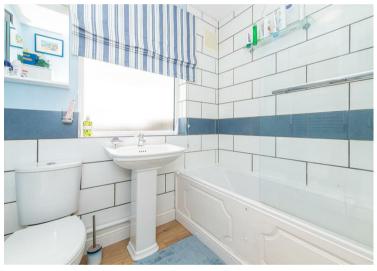
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#### SELLER'S SECRET

Having lived here for many years very happily the time is right for us to sell and move on. We have seen a property that we would like to proceed with once sold so hopefully things can go as smoothly as possible.





### Why we like it....

This is a very sizeable home and is situated in an excellent location within Kettering, close to shops, schooling and Wicksteed Park. A definite must view home.

# OSCAR JAMES

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To	buy	or	not	to	buy
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