

31 St. Johns Road  
Kettering  
NN15 5AX

£260,000



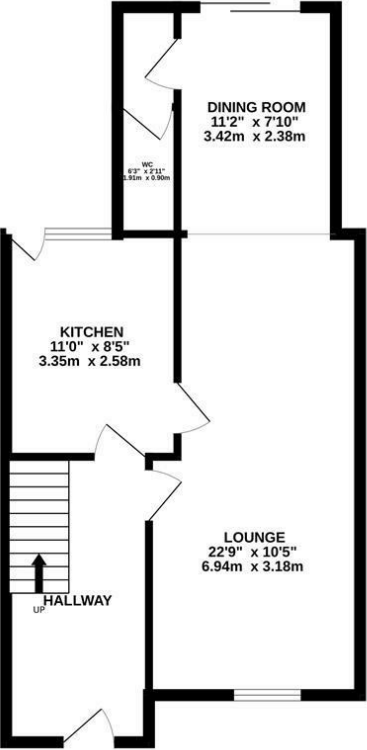
OSCAR JAMES

...expect excellence

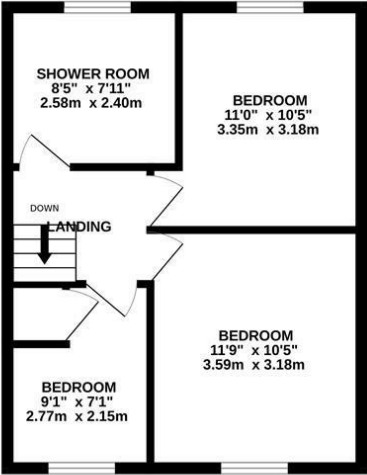


# FLOOR PLANS

GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.6 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



Kitchen



Three Bedrooms



Family Bathroom/WC



Private Garden



Off Road Parking & Carport





# WHAT'S GREAT?

A lovely, extended three-bedroom family home located on the popular Ise Lodge estate, within easy walking distance of local schools and shops.

This well-presented property has been thoughtfully extended and is offered to the market with NO CHAIN.

The ground floor comprises a spacious and welcoming entrance hallway, a kitchen, WC, and an extended lounge/diner featuring patio doors that open onto the rear garden, ideal for family living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

To the front, there is a block-paved driveway providing off-road parking for multiple vehicles, along with double doors leading to a carport. To the rear, you'll find a private, enclosed garden featuring a large outbuilding with power and lighting.

For more information or to arrange a viewing, please contact Oscar James.

...expect excellence





# SELLER'S SECRET

This property has been in the family for a number of years, it is now time to sell.



*Why we like it....*

A great family home situated on the popular Ise Lodge Estate

## OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
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*To buy or not to buy....*

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