

Birch Road  
Kettering  
NN16 9TA

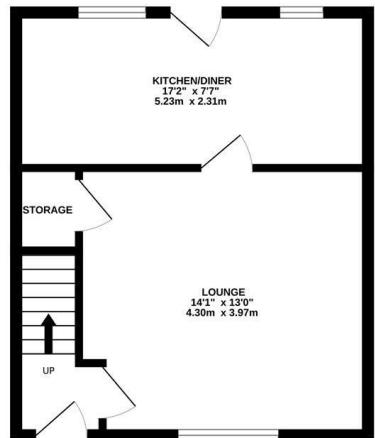
£1,150 Per Month



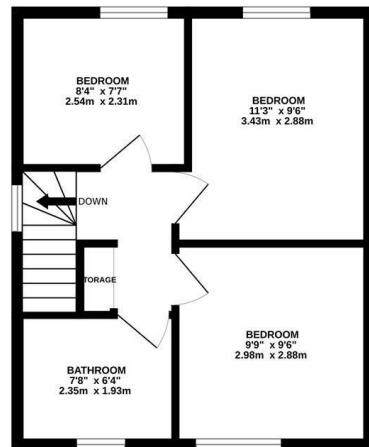
OSCAR JAMES  
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# FLOOR PLANS

GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 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 inaccuracy. The floorplan is for guidance only and is not to scale. It is not intended for 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...



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# WHAT'S GREAT?

Situated in a peaceful cul-de-sac on Birch Road, Kettering, this charming three-bedroom semi-detached house offers a delightful blend of comfort and convenience. The property features a spacious reception room, perfect for relaxing or entertaining guests, and a well-appointed fitted kitchen complete with modern appliances, making meal preparation a pleasure.

The three generously sized bedrooms provide ample space for family living or guests, while the bathroom is designed for both functionality and comfort. One of the standout features of this home is the large enclosed rear garden, which offers a private outdoor space ideal for children to play, gardening enthusiasts, or simply enjoying the fresh air.

For those with vehicles, the property includes parking for two vehicles, ensuring ease of access and convenience. The location in Kettering is well-regarded, providing a friendly community atmosphere while being close to local amenities, schools, and transport links.

This semi-detached house is an excellent opportunity for families or individuals seeking a comfortable home in a tranquil setting. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your new home.  
EPC Rating - D

...expect excellence



## SELLER'S SECRET

Having owned for many years the property I find myself in the position of wanting to sell. I hope the new owners will be very happy here.



# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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why we like it....

With no chain this property will make a great home for someone new whether it be for a rental investment or first time buy or such like.