

81 Kingsley Avenue
Kettering
NN16 9ER

£275,000

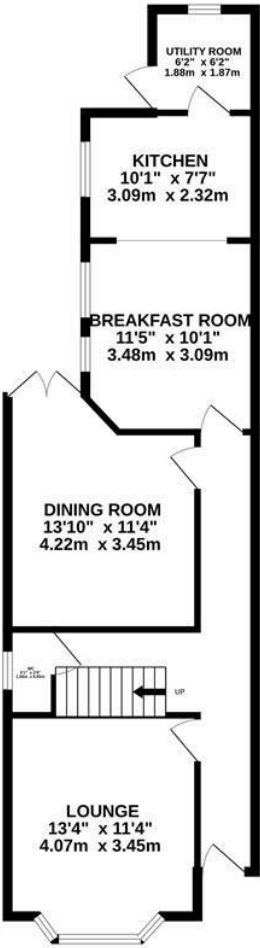


OSCAR JAMES

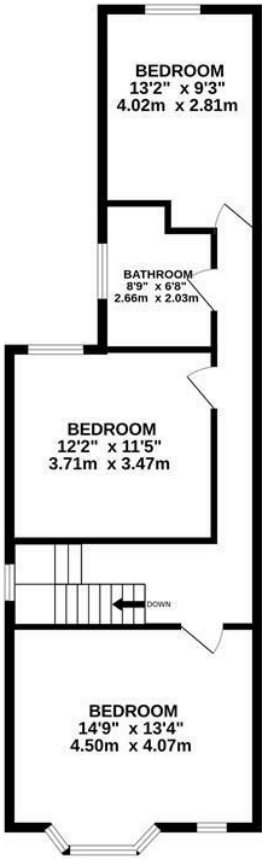
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FLOOR PLANS

GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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 and kitchen/breakfast room



Modern fitted kitchen



Three double bedrooms



Refitted family bathroom and cloakroom



Secluded low maintenance garden



On street parking



WHAT'S GREAT?

A must view home situated on the ever popular tree lined avenue of Kingsley Avenue at the north end of Kettering.

This beautiful THREE DOUBLE bedroom semi detached home is a lovely size and would make a superb home for someone new.

In brief the accommodation on the ground floor consists of a refitted composite front door which leads into the through hallway which retains its original mosaic tiled floor, the property benefits from two separate reception rooms, both a generous size, the lounge to the front has a bay window and feature fireplace, the second sitting room has an open fire place and French doors leading out to the garden, a refitted cloakroom can be located under stairs as well as a storage area for cloaks and shoes, the kitchen/breakfast room to the rear of the property is a lovely space for relaxed entertaining and dining, the kitchen has a double oven and

integrated dishwasher. Finally there is a panty/utility room providing space for washing facilities and storage.

To the first floor the three double bedrooms are all a generous in size, the master to the front is large, bright and airy with two windows to front, a refitted, extended family bathroom completes this floor.

Outside there is a courtyard garden to the front and a well established garden to the rear, low maintenance but well stocked with trees and shrubs making this a really secluded area to entertain and relax with gated access to the front.

Call sole selling agents Oscar James Kettering to make arrangements to view.

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SELLER'S SECRET

As our family home for a number of years we have been extremely happy here, we love the area and sense of community Kingsley Avenue has. We are looking to relocate completely out of the county for a more rural life so have decided to sell.



Why we like it....

A lovely home, great location and size,
a must view property!

OSCAR JAMES

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To buy or not to buy....
