

12 Thurston Drive  
Kettering  
Northamptonshire  
NN15 6GN

OIEO £375,000

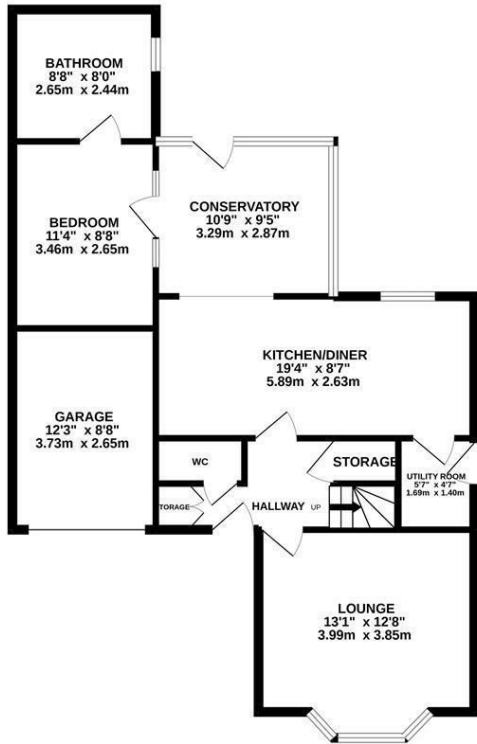


OSCAR JAMES

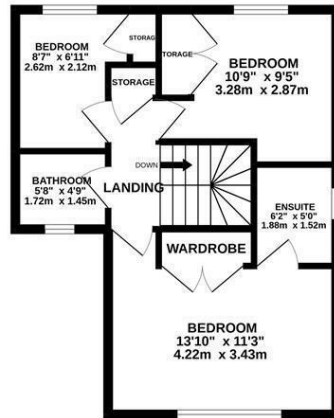
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 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.  
Made with Metropix ©2022



## AT A GLANCE...



Three reception area



Refitted kitchen/diner



Four bedrooms two benefitting with en-suite facilities



Two en-suites, and upstairs family bathroom and downstairs WC



Rear sunny garden



Off road parking





## WHAT'S GREAT?

A beautiful family home situated in the heart of the Kettering Leisure Village estate which allows excellent access to the Kettering Train Station along with the main link roads such as the A14 and A43.

In brief, ground floor accommodation comprises; Entrance hall which leads to a cloakroom, living room with bay window and a feature fireplace, an open plan and refitted kitchen/diner is the heart of the home! With a range of base and eyelevel units integrated appliances and Corian worksurfaces which continue into the utility room too. This space is truly ideal for hosting and entertaining. The kitchen/diner opens into the conservatory which overlooks the south facing garden. An additional bedroom with ensuite complete the ground floor.

To the first floor there is a family bathroom and three bedrooms, the master of which enjoys built-in wardrobes and ensuite facilities.

Outside there is off-road parking and a garage ideal for storage and the rear sunny garden sits on a lovely plot, mainly laid to lawn and has a spacious patio area with seating areas and is fully enclosed with gated access to the front. The property is presented in fantastic order throughout.

Call sole selling agents Oscar James on 01536 415777 to arrange your early viewing.

...expect excellence





# SELLER'S SECRET

Having been the only owners we have loved our time here. However our family are further away than we'd like and we are moving to be closer to them. We have really enjoyed our kitchen/dining space and have made some wonderful memories here.



*Why we like it....*

A real gem of a home. It has been immaculately maintained and any new owner will be very happy here we're sure!

*To buy or not to buy....*

## OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
01536 415777  
[www.oscar-james.com](http://www.oscar-james.com)

---

---

---

---

---