

16 Hilda Place
Kettering
Northamptonshire
NN16 0PX

£240,000 offers in excess of

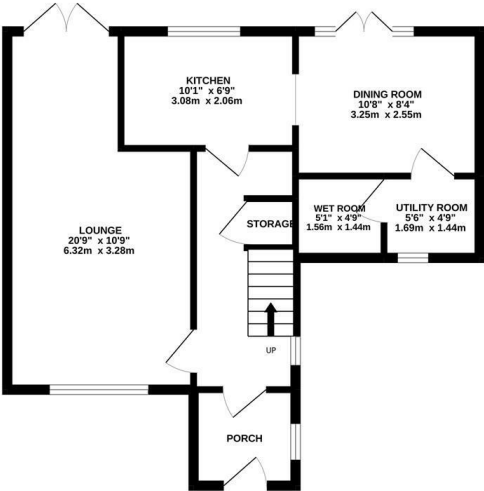


OSCAR JAMES

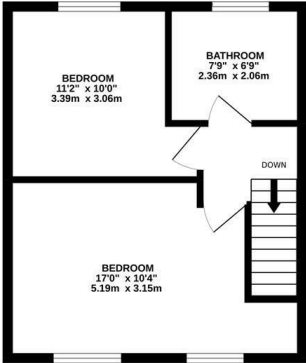
...expect excellence

FLOOR PLANS

GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 10/2022



AT A GLANCE...



Large lounge and dining room



New kitchen



Two large double bedrooms



New bathroom and new ground floor shower room



Large rear garden with patio area and newly laid block paving to the front



On street parking with potential to add parking (subject to planning)



WHAT'S GREAT?

A spectacular property!!! Having been extensively improved and refurbished by the current owner this property has the WOW factor without a doubt! With NO CHAIN!

Every room of this property has been renovated, firstly a porch to the front with newly fitted front door leads into the entrance hall, a stunning front to back lounge with French doors to the rear provides a superb space for relaxing with spot lights to the ceilings and wooden flooring. The kitchen has been refitted and there the seller has added a new fridge/freezer for the benefit of the new owners, a dining room with vaulted ceiling as been created to the side which is large, bright and airy and also benefits from French doors to the rear. Finally a utility room and modern and trendy shower room to the front of the property complete this floor.

To the first floor the two bedrooms are a fabulous size and are presented in as good as condition as the lounge with spot lights to ceiling and wooden floors. The family bathroom as been refitted also with shower over the bath and vanity wash hand unit.

Outside there is plenty to admire also, the front has been fully block paved to an excellent standard (with potential to use as a driveway if a dropped curb is added, subject to planning) side access to the rear, the garden is a great size and has a large porcelain tiled patio providing the perfect setting for relaxing and entertaining.

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

...expect excellence



SELLER'S SECRET

The property required complete modernisation when I purchased it and I've thoroughly enjoyed putting the effort in to make it as good as possible. There is a few finishing off jobs that will be done and I am happy for the buyers to review to check all is well over the coming weeks.



Why we like it....

Wow! What a transformation!
Absolutely stunning! Best house on
the street without a doubt! Come and
see for yourself.

OSCAR JAMES

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To buy or not to buy....
