

16 Gipsy Lane  
Kettering  
NN16 8TY

£850,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Simply stunning, this exceptional residence occupies one of Kettering's most prestigious addresses, having been thoughtfully extended and beautifully modernised to create a truly impressive and versatile family home.

Deceptively spacious, the accommodation flows effortlessly from a welcoming entrance hall into a cosy lounge with wood-burning stove, complemented by a second reception room ideal as a sitting room or sixth bedroom. A generous ground floor bedroom with en-suite and French doors opening onto the garden, along with a stylishly appointed family bathroom, provides excellent flexibility for modern living.

The true heart of the home is the spectacular kitchen — a contemporary showpiece designed for both everyday living and entertaining. Featuring expansive bi-fold doors that create a seamless connection to the garden, this light-filled space boasts high-spec finishes, premium integrated appliances, and flows beautifully into a striking family dining area complete with media wall and a second wood-burning fire.

A spacious utility room with internal access to the garage ensures practicality matches the home's style.

Upstairs, four well-proportioned bedrooms are complemented by a sleek family shower room, while the principal suite enjoys its own elegant en-suite, creating a calm and private retreat.

Outside, the rear garden offers a true sanctuary — a wraparound terrace perfect for entertaining, a hot tub (available by separate negotiation), and steps leading to a generous lawn. To the far end, a stylish timber outbuilding currently serves as a gym, offering excellent versatility.

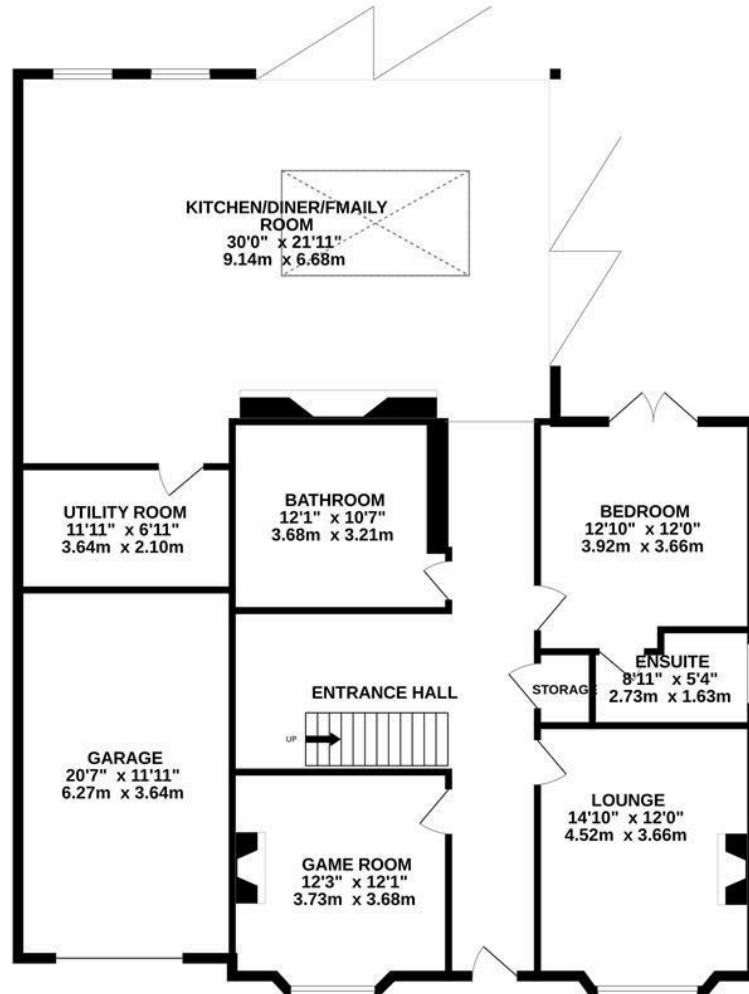
To the front, a substantial driveway provides ample off-road parking and leads to the garage.

A home of exceptional quality, space, and lifestyle appeal — early viewing is highly recommended via Oscar James.

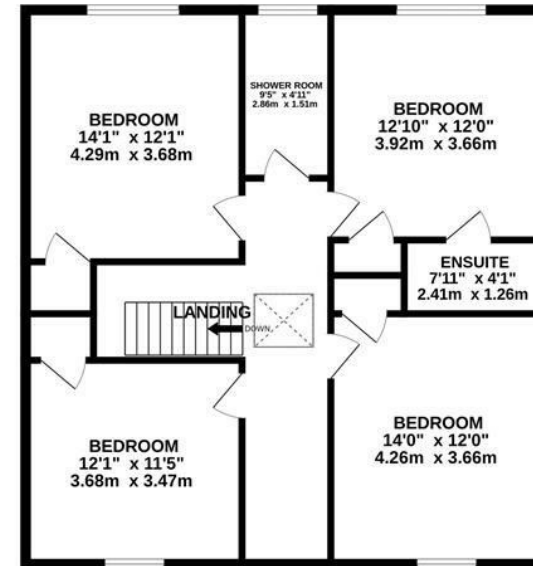
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# Floor Plan

GROUND FLOOR  
1820 sq.ft. (169.1 sq.m.) approx.



1ST FLOOR  
899 sq.ft. (83.5 sq.m.) approx.





TOTAL FLOOR AREA : 2719 sq.ft. (252.6 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...


 Versatile reception rooms

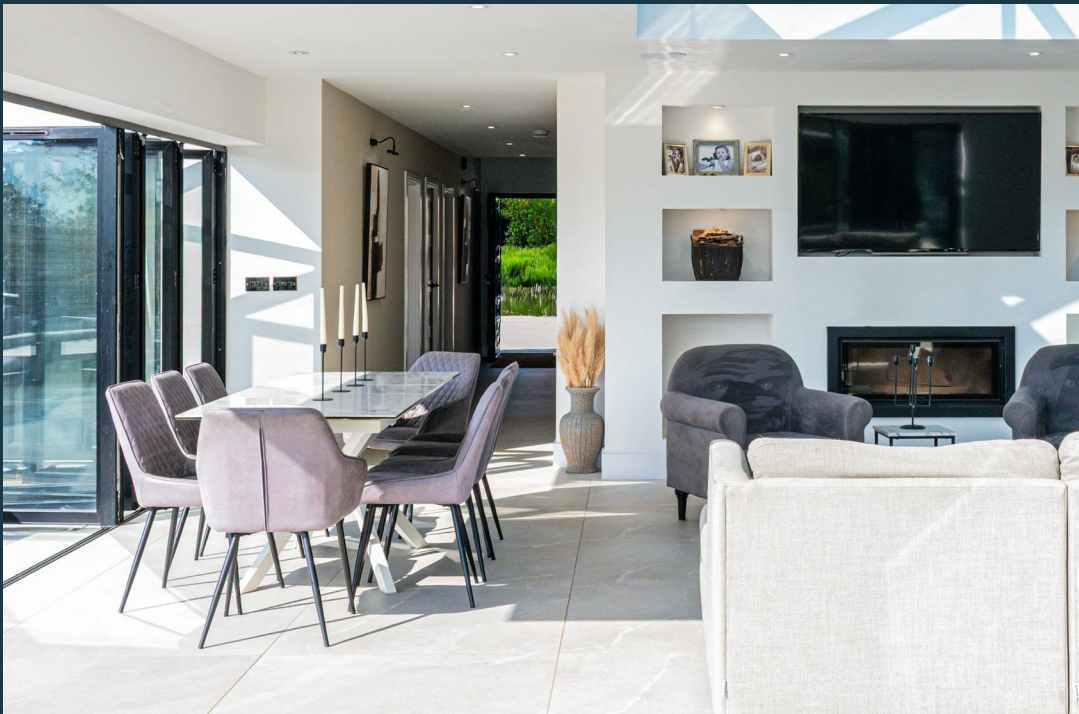
 Gorgeous kitchen - family - dining room

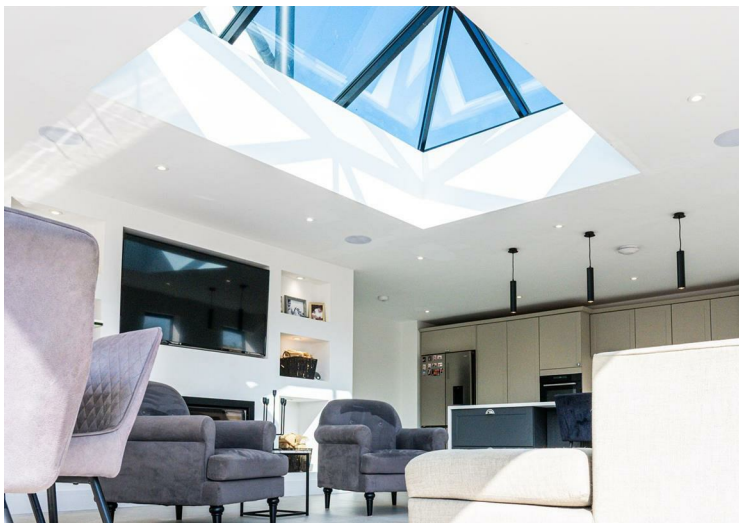
 Five bedrooms

 Lavishly appointed bathrooms

 Stunning rear garden

 Driveway and garage

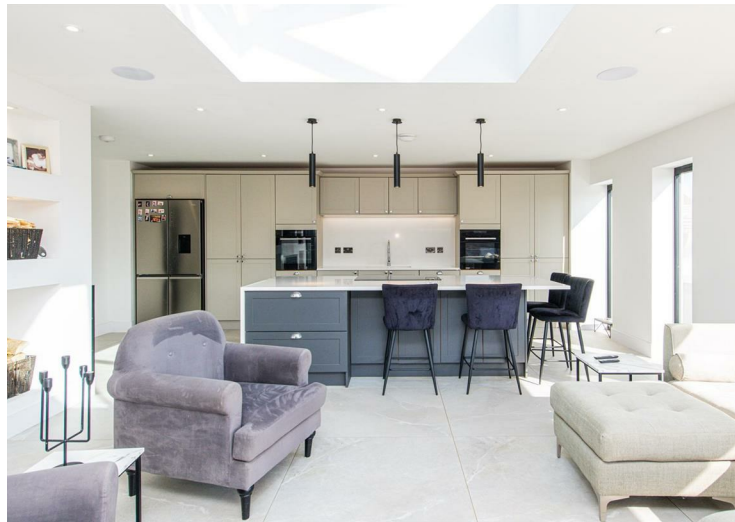




# SELLER'S SECRET

We bought the property as a bungalow and have since completely renovated and extended it to create a lovely family home.

We have thoroughly enjoyed our time here and hope that whoever buys our home gets as much enjoyment from living here as we have.



*Why we like it....*

WOW, WOW, WOW! This home is an absolute show stopper!

Be quick though as it won't be on the market for long!

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

## OSCAR JAMES

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