

122 Kingsley Avenue  
Kettering  
NN16 9EX

£375,000 offers in excess of



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

This property has it all, size, location and presentation, a stunning home situated on what is always a popular avenue at the north end of Kettering with the huge benefit of off road parking, NO ONWARD CHAIN, FOUR BEDROOMS, ensuite to master, utility room and a very generously sized garden, to name but a few!

The property has many key features including the original front door, mosaic tiled flooring, feature panelling to the hallway and stairs, bay window and high ceilings but having been thoughtfully extended this now offers much more space than expected.

In brief expect to find an impressive hallway that leads to the living accommodation which is highly versatile, currently the reception room to the front with bay window and fireplace is being used for formal dining, then a sitting room/snug with open fireplace provides an ideal space for cosy nights in, plus a family area/room and another reception room for lounging. A kitchen, utility room and cloakroom can be found to the rear of the property on the ground floor.

To the first floor there are four very well proportioned bedrooms, a master bedroom has a stunning refitted shower room with his and hers sinks and large double shower cubicle with rain head shower. A family bathroom services the remaining three bedrooms. This property has an easy access route to the lost space which has been partly converted by means of Velux style window and some boarding out.

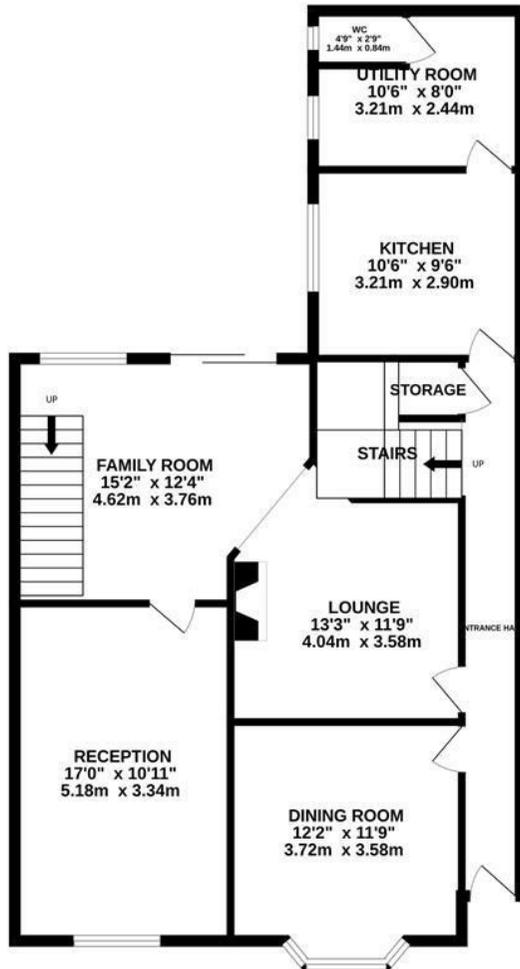
Outside there is an enclosed courtyard space to the front, parking for one vehicle to the side and an impressive rear garden is well maintained and presented with a large lawn, retaining timber fencing, patio area and established trees and shrubs.

Call the delighted sole agents, Oscar James Kettering to make arrangements to view this fabulous home.

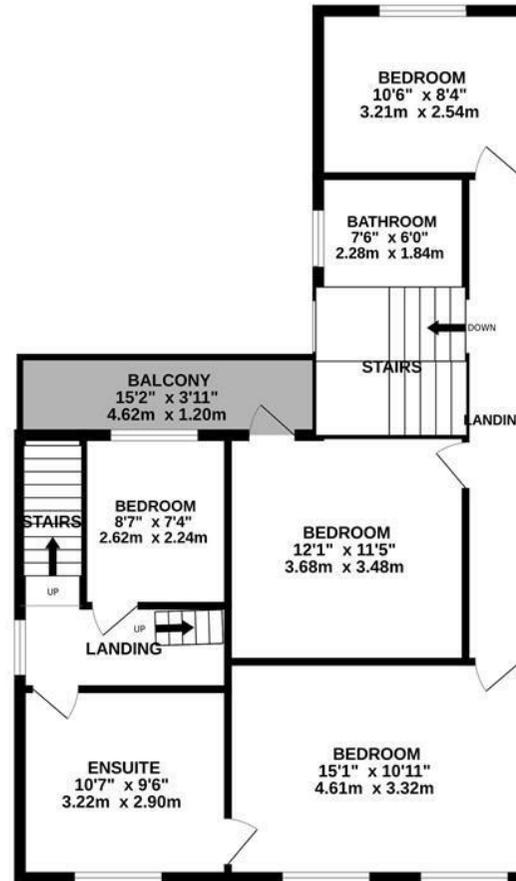
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# Floor Plan

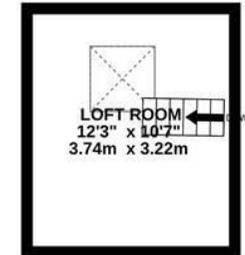
GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR  
798 sq.ft. (74.2 sq.m.) approx.



LOFT ROOM  
130 sq.ft. (12.0 sq.m.) approx.



TOTAL FLOOR AREA : 1859 sq.ft. (172.7 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...

-  Four reception rooms
-  Modern kitchen and utility room
-  Four bedrooms
-  Family bathroom, cloakroom and stunning ensuite shower room
-  Large garden
-  Off road parking





# SELLER'S SECRET

As family we have loved living here, the space is great for our children and given the size of the house it has serviced us well. We have taken the big step now to make big changes in our lives and are therefore selling and relocating, most likely out of the country.



*Why we like it....*

This home must be viewed to be appreciated! Fantastic size and location, call us asap to make arrangements!

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

## OSCAR JAMES

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