

42 Pendle Avenue
Kettering
NN16 9FA

£300,000 offers in excess of

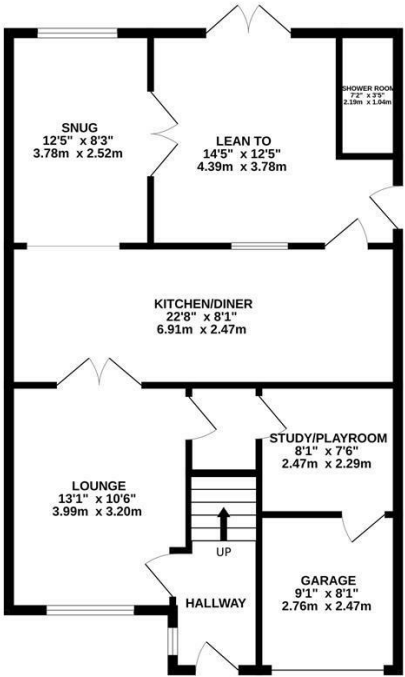


OSCAR JAMES

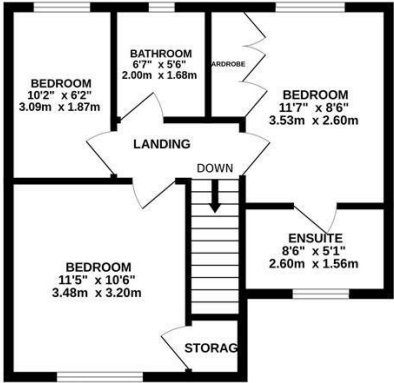
...expect excellence

FLOOR PLANS

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.4 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...



Three reception rooms



Fitted kitchen



Three bedrooms



Refitted bathroom, shower room and ensuite



Front and rear gardens



Partly converted garage and off road parking



WHAT'S GREAT?

An extended three bedroom DETACHED home situated in a cul-de-sac location at the north end of Kettering on the Caitlands estate.

To the ground floor expect to find a welcoming entrance hall which leads through to the lounge at the front of the property and opens into a modern and refitted kitchen/diner/family room benefiting from integrated appliances with doors leading to the rear garden. A lean to provides additional space with a shower room.

To the first floor there are three bedrooms, two of which are double in size and family bathroom. The master bedroom boasts fitted wardrobes and en-suite shower room facilities.

Externally, the property offers off road parking to the front, has a single garage (partially converted) and a good size rear garden which is fully enclosed and low maintenance, split level with patio area.

Viewing is essential to appreciate this fantastic home! Call sole selling agent Oscar James Kettering to make your arrangements to view.

...expect excellence



SELLER'S SECRET

We are looking to sell as the time is right for us having been here for a number of years.



Why we like it....

Great location and a very good size property, we would highly recommend a viewing to appreciate all it has to offer.

To buy or not to buy....

OSCAR JAMES

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