

9 Waverley Road  
Kettering  
NN15 6NT

£300,000 offers in excess of



OSCAR JAMES

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# WHAT'S GREAT?

This superb extended FOUR bedroom semi detached property is offered to market with NO ONWARD CHAIN and has been much improved by the current owner adding extra space both upstairs and down.

The accommodation on the ground floor now comprises of an entrance hall with storage, a lounge to the front with bay window, feature fireplace and bi folding french doors. Having been remodelled the kitchen to the rear is a lovely, bright space with plenty of storage and an impressive bi folding set of windows over looking the garden to the rear which gives a real sense of calm and space. A family/play room has been added to the rear providing another very useful reception room as well as the additional cloakroom and utility room which complete this floor.

To the first floor there are now four bedrooms, three generous doubles and a

good size single bedroom, the master bedroom has a dressing area providing ample storage and a vaulted ceiling. Finally a family bathroom completes this floor which has a shower over the bath and storage cupboard.

Other benefits include an integrated fridge, integrated large freezer, UPV double glazing, gas radiator heating, fitted wardrobes in bedroom two (or one depending on preference).

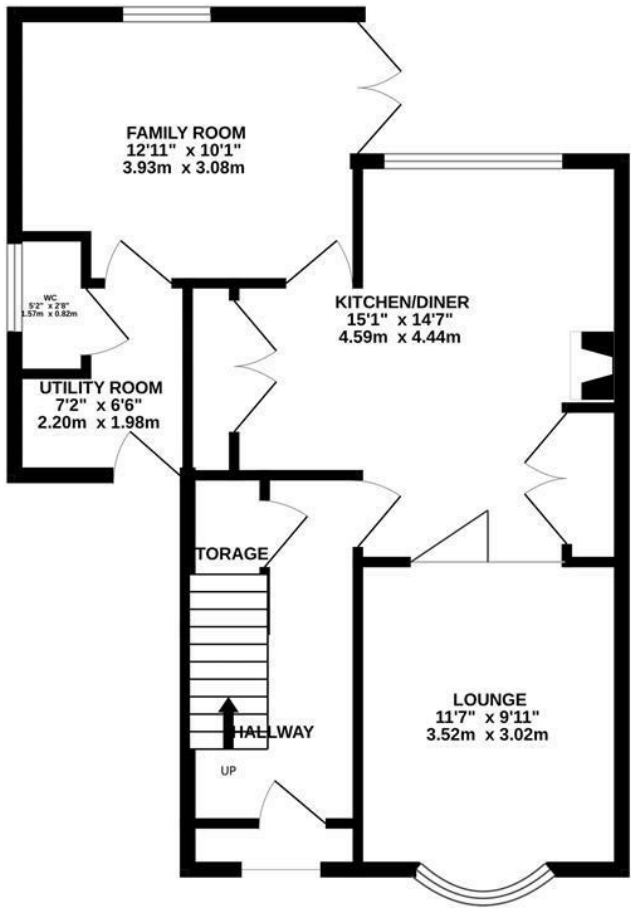
Outside the frontage is block paved providing off road parking for two/three vehicles with a car port cover for one with side access to the rear leading to the garden which is a lovely secluded space, split over two levels with a patio area directly behind the property and then a raised lawn with areas to relax and entertain, shed and shrubbery borders making this a green and welcoming area for all to enjoy.

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

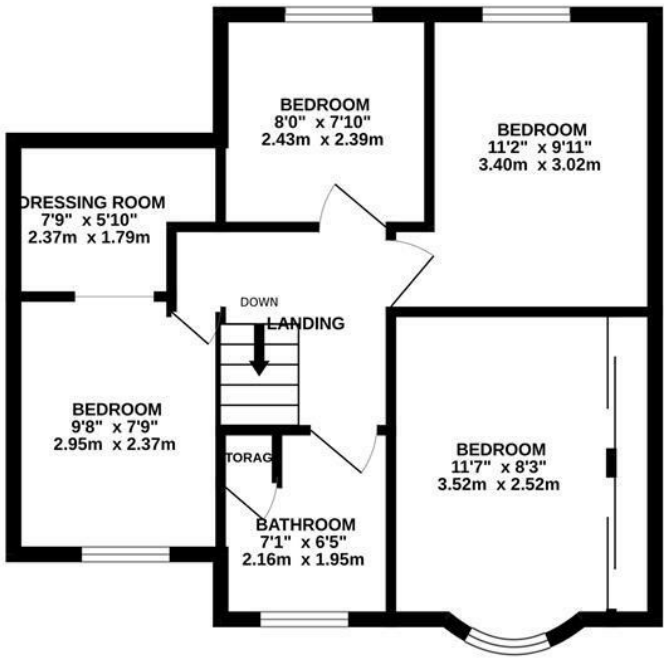
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# Floor Plan

GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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...



Lounge, play/family room and  
kitchen/diner



Refitted kitchen



Four bedrooms



Family bathroom and cloakroom



Secluded garden



Off road parking









## SELLER'S SECRET

The location has been ideal for bringing up our family, when they were younger it was easy to take a trip to Wicksteed Park or use the rugby field. The time is right to sell now as this can be done with no related purchase making this as easy as possible for both the buyer and myself.



## Why we like it....

This property has both location and size on its side. The additional bedroom and reception room make this a great family home and is in lovely condition throughout. We expect strong interest and would encourage prospective buyers to contact us asap.

# OSCAR JAMES

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To buy or not to buy....

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