

1 Grange Road  
Stanion  
Kettering  
NN14 1DD

£650,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Situated in the picturesque Northamptonshire village of Stanion is this newly renovated four bedroom detached family home that is finished to a high standard with the added bonus of being able to add personal touches with a range of choices available for the new owner.

Externally the property provides an attractive exterior that matches the high finish inside and offers a driveway to the front for two vehicles, raised timber planters and a second driveway that provides access to the oversized double garage with electric doors.

Upon entry to the property you are greeted by an expansive hallway that is flooded with natural light due to the glass apex complementing the front door and provides access to both the master bedroom with a contemporary en-suite shower room, second double bedroom/reception room, family bathroom and a statement industrial style floating staircase leading to the first floor.

Following from the entrance hall you will be in an awe at the inspiring living space that will be the envy of friends and family alike. An open plan living/kitchen/dining space complete

with bi-folding doors leading the rear and beautiful glass lantern above the impressive central island. A state of the art kitchen with copious amounts of storage, double oven, induction hob with extractor surround and a well proportioned utility housing all integral appliances. Furthermore is plenty of living space to house a large dining table and a lounge area for the whole family to enjoy. Completing the ground floor is a separate reception room/snug fitted with feature log burner and bi fold doors; a perfect retreat.

The first floor hosts two generously sized double bedrooms and separate shower room.

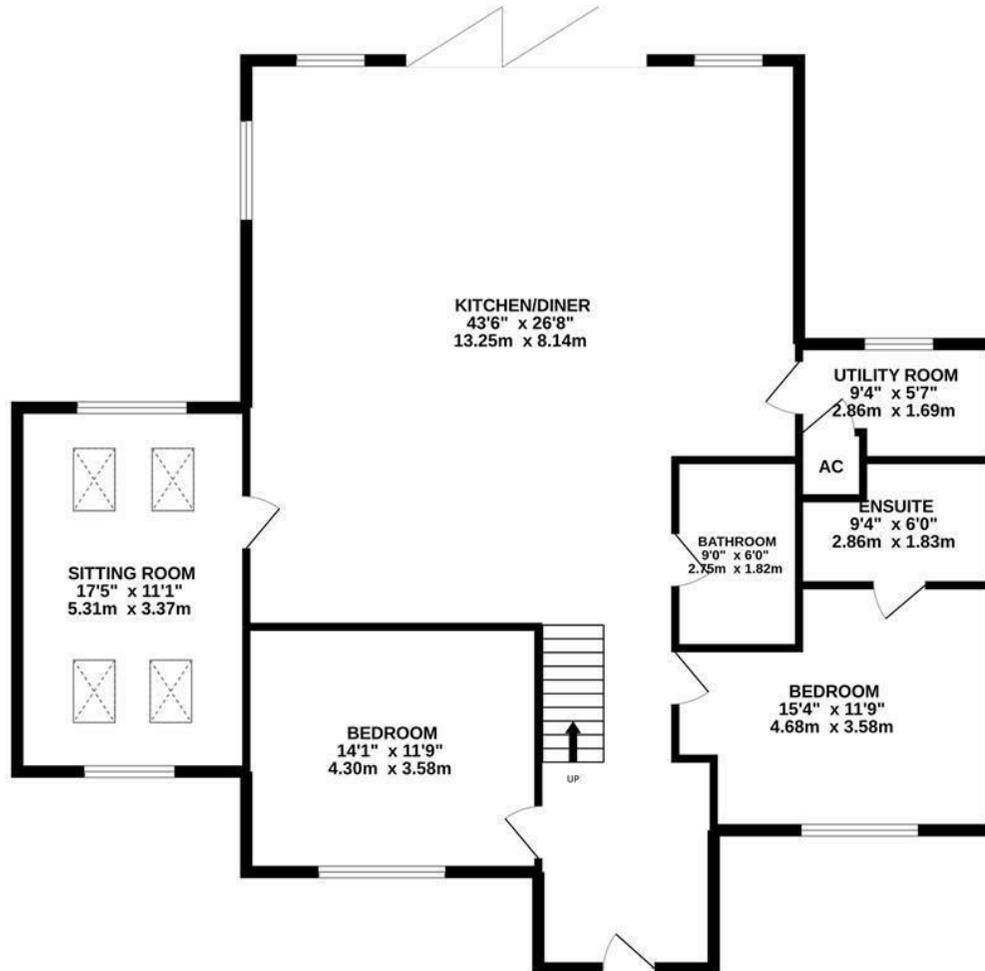
The rear garden provides a large Indian sandstone patio that continues the internal living space, large laid to lawn area, courtesy door to the garage and side gated access to the rear and front.

Call Oscar James now to register your interest now and to avoid disappointment.

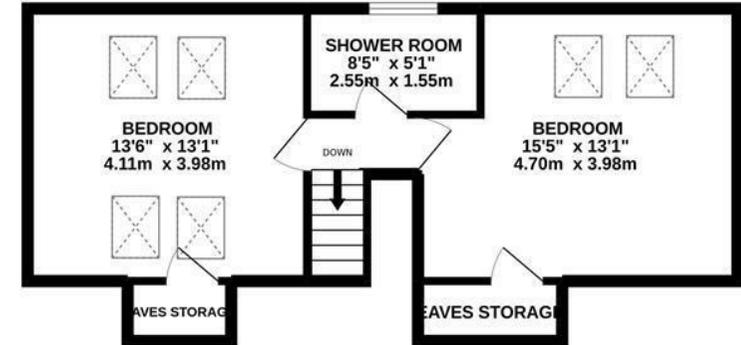
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# Floor Plan

GROUND FLOOR  
1480 sq.ft. (137.5 sq.m.) approx.

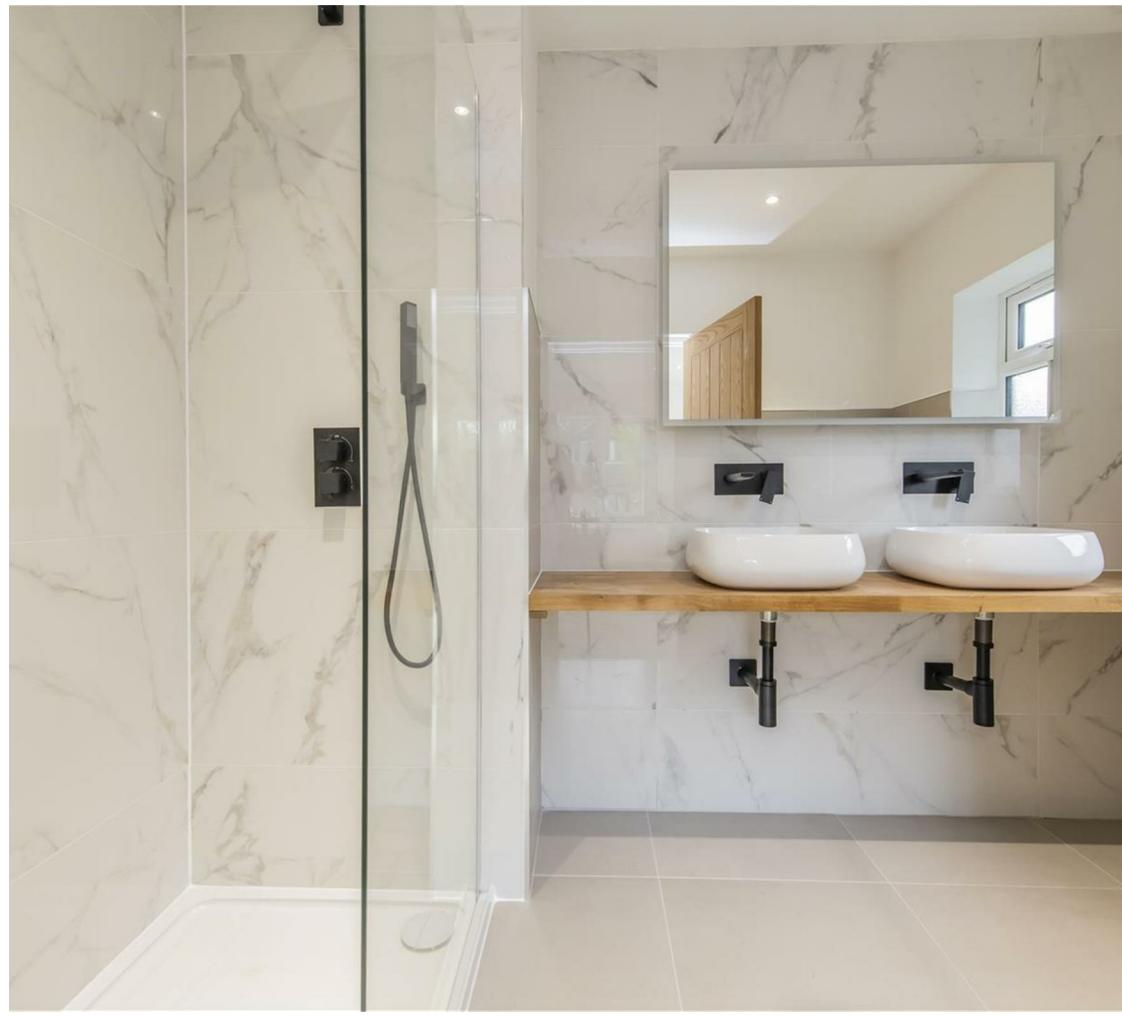


1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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...



custom 1



custom 4



custom 2



custom 5



custom 3



custom 6





# SELLER'S SECRET

We are over the moon with how the build has turned out, and believe we achieved what was set out to create a beautiful modern and spacious home, finished to a top specification. No stone has been left unturned and this lovely house will make an excellent family home



## *Why we like it....*

This property is breathtakingly stunning, with the specification and finish here being absolutely phenomenal. This property truly must be seen to be believed and offers an amazing modern living space, with size and space on offer throughout

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

# OSCAR JAMES

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