

29 Coniston Road  
Kettering  
NN16 8UL

£280,000

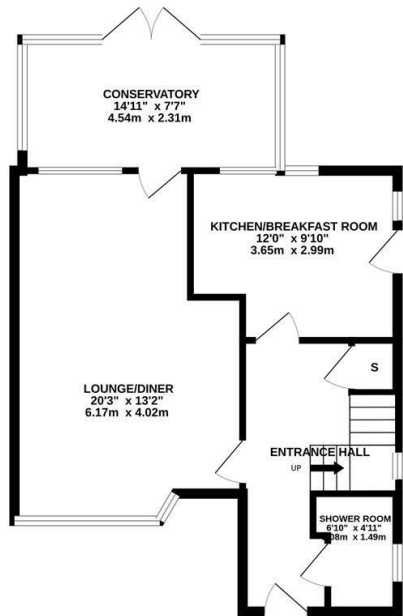


OSCAR JAMES

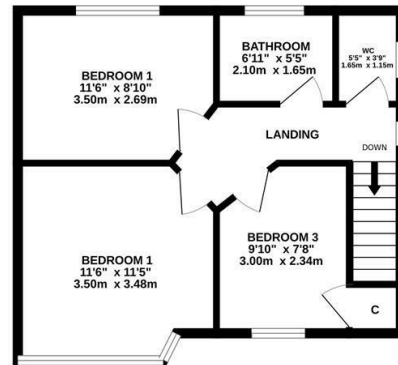
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# FLOOR PLANS

GROUND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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...



Lounge/Diner



Kitchen/Breakfast Room



Three Bedrooms



Downstairs Shower Room & Family Bathroom



Enclosed Rear Garden



Off Road Parking/Car Port & Garage



## WHAT'S GREAT?

Situated in a great location within walking distance to Kettering General Hospital, train station and within easy access to the A14 and many more amenities, stands this lovely three semi-detached family home.

Upon entering the property you will be greeted by the lovely extended hall way which gives you access to the handy downstairs shower room, good sized lounge/diner with feature fireplace, the refitted kitchen with side door to the carport and conservatory to complete the ground floor.

To the first floor of this family home you have three good sized bedroom and a family bathroom.

To the rear of the property you have a great sized southerly facing enclosed rear garden, with a partly converted garage which would make a great home office, to the front of the property you a newly laid resin driveway providing parking for two cars and a carport to the side.

Please call Oscar James to arrange a viewing.

...expect excellence



# SELLER'S SECRET

I have loved living here it is in a great location with walking distance to the town and train station.



*Why we like it....*

A great family home in a fantastic location.

# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH

01536 415777

[www.oscar-james.com](http://www.oscar-james.com)

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

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