

5 Bramble Close  
Kettering  
NN16 9BL

£300,000 offers in excess of



OSCAR JAMES

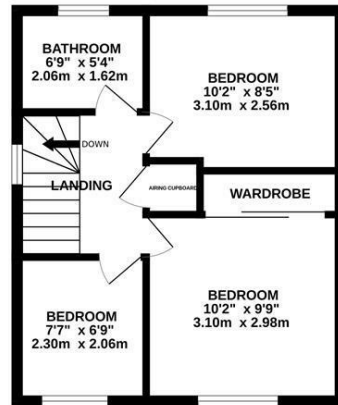
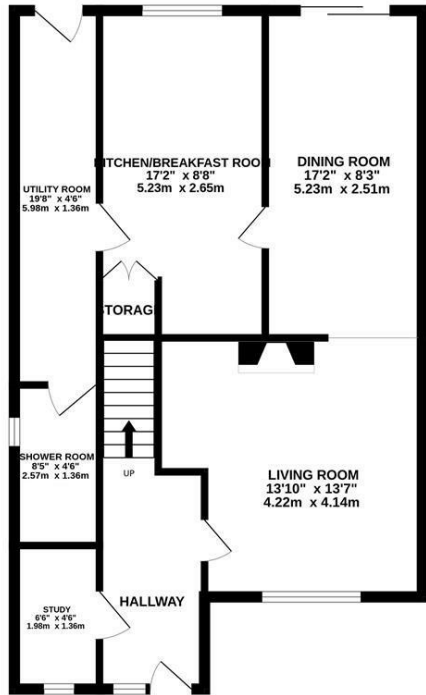
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# FLOOR PLANS

GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.1 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, dining room and study



Modern fitted kitchen and utility room



Three bedrooms



Family bathroom and ground floor shower room



Gardens front and rear



Off road parking



## WHAT'S GREAT?

An exceptionally well presented and extended three bedroom detached property situated within the heart of the popular Brambleside estate.

This property is an excellent size and has been extremely well maintained by the current owners and benefits from an extension to the side providing a large utility room and ground floor shower room as well as a study room and much improved entrance hall.

In brief the accommodation on the ground floor comprises of an entrance hall, study room, lounge with feature fireplace, a generous and extended dining room, extended kitchen with plenty of storage and work top space and breakfast bar, utility room and shower room.

To the first floor there are three bedrooms, the master of which benefits from fitted wardrobes and a refitted family bathroom completes this floor.

Outside the garden to the front is laid to lawn with a driveway providing off road parking for two vehicles and to the rear the garden is very well kept with lawn, patio area, shed and retaining timber fencing.

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

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# SELLER'S SECRET

We have lived here for a very long time, very happily, we have decided the time is right to move and up size locally as we love the area.



## Why we like it....

The condition of this property cannot be faulted, detached and within Brambleside which has excellent schooling nearby as well as shops, pubs and amenities we highly recommend a viewing of this home to appreciate all it has to offer.

To buy or not to buy....

# OSCAR JAMES

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