

30 Richmond Avenue  
Kettering  
Northamptonshire  
NN15 5JG

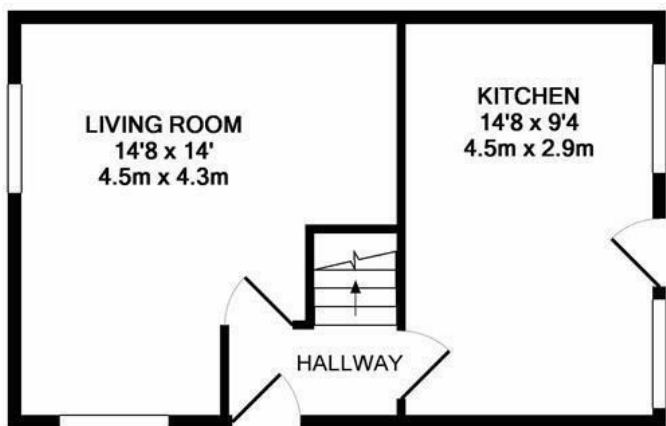
£260,000 offers in excess of



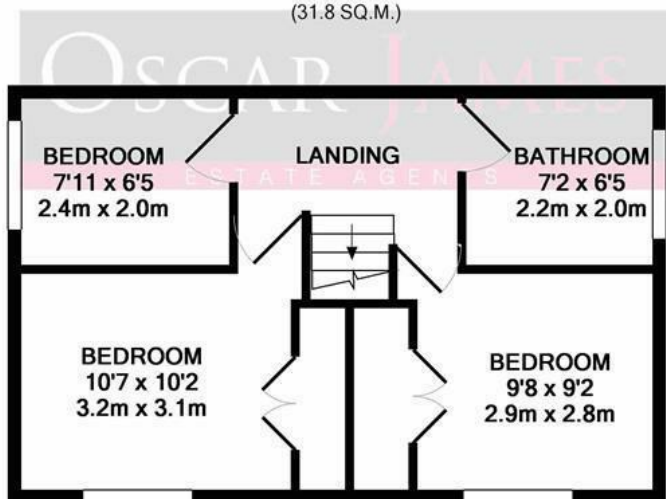
OSCAR JAMES

...expect excellence

# FLOOR PLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and kitchen/diner



Modern fitted kitchen



Three bedrooms



Refitted family bathroom



Superb corner plot secluded garden



Single garage and off road parking



## WHAT'S GREAT?

An exceptionally well presented **THREE BEDROOM DETACHED** home situated within the heart of the very popular Ise Lodge estate with all it has to offer including school, shops and local amenities as well as being serviced by bus routes and is close to main road links and Wicksteed Park.

Firstly, the accommodation comprises of an entrance hall with stairs rising to the first floor, a generous lounge with feature fireplace and superb kitchen/diner complete this floor, the kitchen benefits from an integrated dishwasher, oven, hob and extractor fan.

To the first floor expect to find three good size bedrooms and a refitted

bathroom with shower over the bath. The loft space is partly boarded to provide storage.

Outside the property sits proudly on a corner plot with a driveway to the rear providing off road parking for two vehicles leading to a single garage which is fully boarded above providing storage, the garden has been beautifully maintained and is in excellent order with lawn, patio area, established trees and shrubs and gated access to the side.

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

...expect excellence



# SELLER'S SECRET

Without a doubt I have been very happy here, the location is really nice and is very convenient being so close to amenities.



*Why we like it....*

This property is in such wonderful condition it stands out from the crowd, we expect strong interest and would advise contacting us asap to make arrangements to view.

## OSCAR JAMES

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

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