

46 Kingsley Avenue
Kettering
NN16 9EU

Offers in excess of £300,000

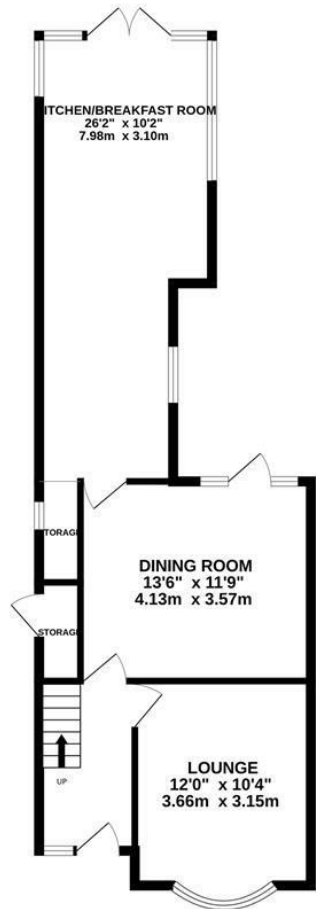


OSCAR JAMES

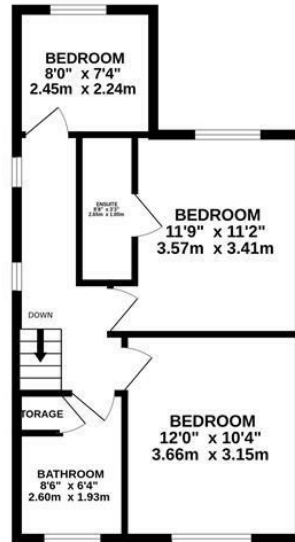
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FLOOR PLANS

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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...



Three reception rooms



Modern fitted kitchen



Three bedrooms



Family bathroom plus ensuite



Large rear garden



Parking plus double garage



WHAT'S GREAT?

Situated in this highly desirable location on the North side of Kettering is this stunning period property offered in excellent condition throughout. The location offers excellent access to local amenities as well as good road and rail links being a few minutes' drive away.

The property offers a great combination of original period features to include oak flooring, pine doors and open fireplaces along with modern contemporary kitchen fittings with a selection of built in appliances. . The property has been extended to the rear and offers separate lounge and dining room areas whilst offering a great family area to the rear of the property as the kitchen opens up into a lovely snug / garden room with views into the rear garden. To the first floor there are three well-proportioned bedrooms with a three-piece family bathroom plus an ensuite shower room to the master bedroom.

Outside to the front is a low maintenance courtyard garden. The large rear garden offers great outdoor space and is split into sections to include a raised decking area plus flagstone patio and a collection of lawned areas with shrub borders. There is also a selection of matures trees and shrub areas. To the far rear of the garden is a detached double garage with a block paved driveway offering parking for two cars.

This stunning property must be viewed to appreciate everything it has to offer.

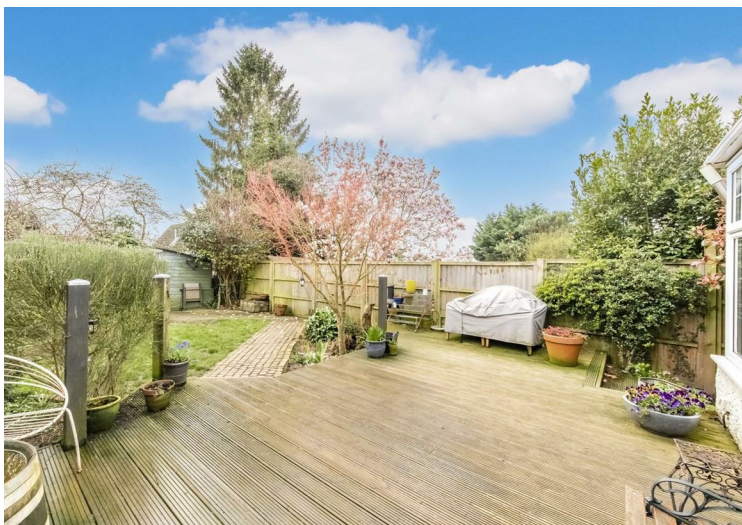
Contact the sole selling agent Oscar James to book your viewing now.

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SELLER'S SECRET

Living in this property has been a pleasure with all its beautiful features and whilst I will be sad to leave it I hope the next owners enjoy living here as much as I have.



Why we like it....

We love the combination of modern fittings with stunning period features. This is a truly beautiful property offering great internal and external space.

OSCAR JAMES

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To buy or not to buy....
