

36 St. Peters Avenue  
Kettering  
NN16 0HA

£260,000 offers in excess of

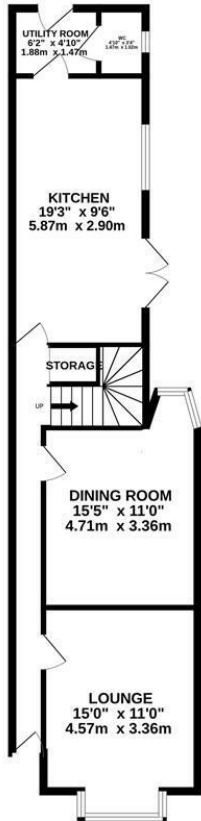


OSCAR JAMES

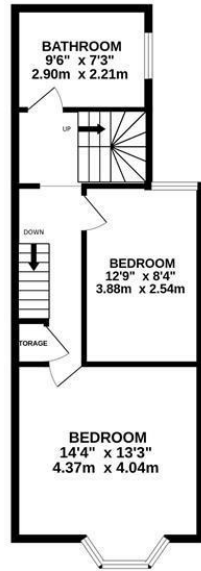
...expect excellence

# FLOOR PLANS

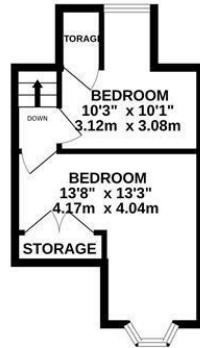
GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR  
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 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...



Two reception rooms



Refitted kitchen



Four bedrooms



Refitted bathroom and cloakroom



Secluded garden



On street parking with residents permits



## WHAT'S GREAT?

A substantial family home situated on a very popular tree lined avenue within the Kettering town centre giving access to all it has to offer as well as being within walking distance to the train station which has direct access to London in under an hour and is offered to market with NO CHAIN.

This beautiful property has plenty of space to accommodate all the family, the ground floor consists of an entrance hall with refitted front door, mosaic tiled through hallway, lounge to the front with feature fireplace and bay window, second reception room, again with feature fireplace, a large, refitted high gloss kitchen/breakfast room which benefits from a breakfast bar and integrated appliances, finally to the rear expect to find a utility room and refitted cloakroom.

To the first floor there are two large double bedrooms, the master to the front has a bay window and bespoke fitted wardrobes and storage, a family bathroom which has been refitted to a high standard with separate shower cubicle and bath completes this floor.

The second floor accommodation comprises of a further two bedrooms, which of which is trendy with fitted storage making it an ideal room for a child or teenager.

Other benefits include refitted double glazed sash windows which remain in keeping with the properties style and age, striped floors in some areas, three storage cupboards and an enclosed garden which enjoys a fabulous degree of privacy, low maintenance and perfect for relaxing and entertaining with gated access to the front, decking and patio areas and shed. A courtyard garden to the front provides a area for pots and such like making the front entrance area warm and welcoming.

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

...expect excellence



# SELLER'S SECRET

We have relocated and are therefore looking to sell.



*Why we like it....*

This property has plenty of space and is situated in a lovely location with Kettering, we very much look forward to showing prospective buyers around.

## OSCAR JAMES

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

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