

11 Greenfield Avenue  
Kettering  
Northamptonshire  
NN15 7LL

£270,000 offers in excess of

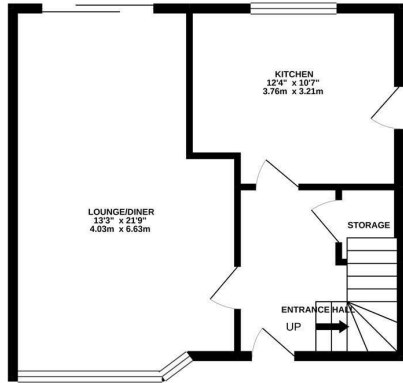


OSCAR JAMES

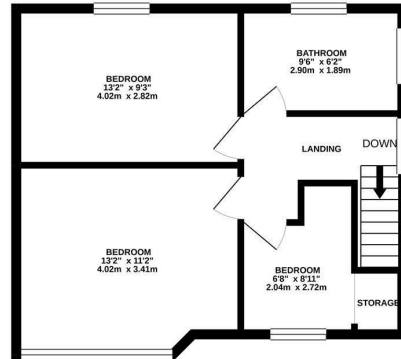
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 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/diner



Modern fitted kitchen



Three bedrooms



Family bathroom



Fabulous garden



Single garage and off road parking





## WHAT'S GREAT?

Offered in immaculate order throughout we are delighted to offer this home to the market, with a gorgeous rear garden this property is a must view home!

Ideally located for the Kettering train station, main road links and Kettering town centre this property is a must view home.

The accommodation on the ground floor consists of an entrance hall with Karndean flooring, a large, bright lounge/diner and refitted kitchen/breakfast room.

To the first floor there are three bedrooms and a good size family

bathroom with shower over the bath.

Outside the garden to the front is mainly blocked paved providing plenty of off road parking, to the rear the manicured lawn is superb with raised flower and shrub borders and patio area perfect for relaxing.

The property benefits from a single detached garage, UPVC double glazing, gas radiator heating with refitted Worcester Bosch boiler which currently remains under warranty (fitted October 2022) and owned solar panels which are part of the Fit scheme with quarterly paid income.

Call sole selling agents Oscar James Kettering to make arrangements to view asap!

...expect excellence



# SELLER'S SECRET

I've been extremely happy here but have now decided the time is right to move on to something a little larger and am out looking whilst trying to sell.



*Why we like it....*

This property has location and condition on its side, a lovely home which we expect good interest in, call to avoid disappointment.

# 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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