

7 Sovereigns Court
Kettering
Northamptonshire
NN16 9SS

£500,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Situated at the North end of Kettering in a cul de sac position with woodland to rear this fabulous, large FIVE bedroom detached family home must be viewed to appreciate it's exceptional condition and presentation.

Sovereigns Court is made up of just 9 executive homes and sits beautifully within the Brambleside estate, close to shops and amenities but without being too close to main or busy roads.

The property itself provides excellent accommodation on both the ground and first floors. The main entrance hallway is large and welcoming, a very good size lounge can be found to the front with bay window and feature fireplace, this in turn leads to the generous dining room, a conservatory, a refitted kitchen with integrated dishwasher and utility room with access to the double garage and finally a cloakroom completes this floor.

To the first floor the five bedrooms are all of a good size, the master benefits from fitted

wardrobes and an ensuite shower room and a family bathroom services the remaining bedrooms which is large, bright and airy.

Other benefits include a refitted combination central heating boiler, high white gloss kitchen with plumbing for dish washer, 5 ring gas hob and double oven, UPVC double glazing and a good size airing cupboard to the first floor.

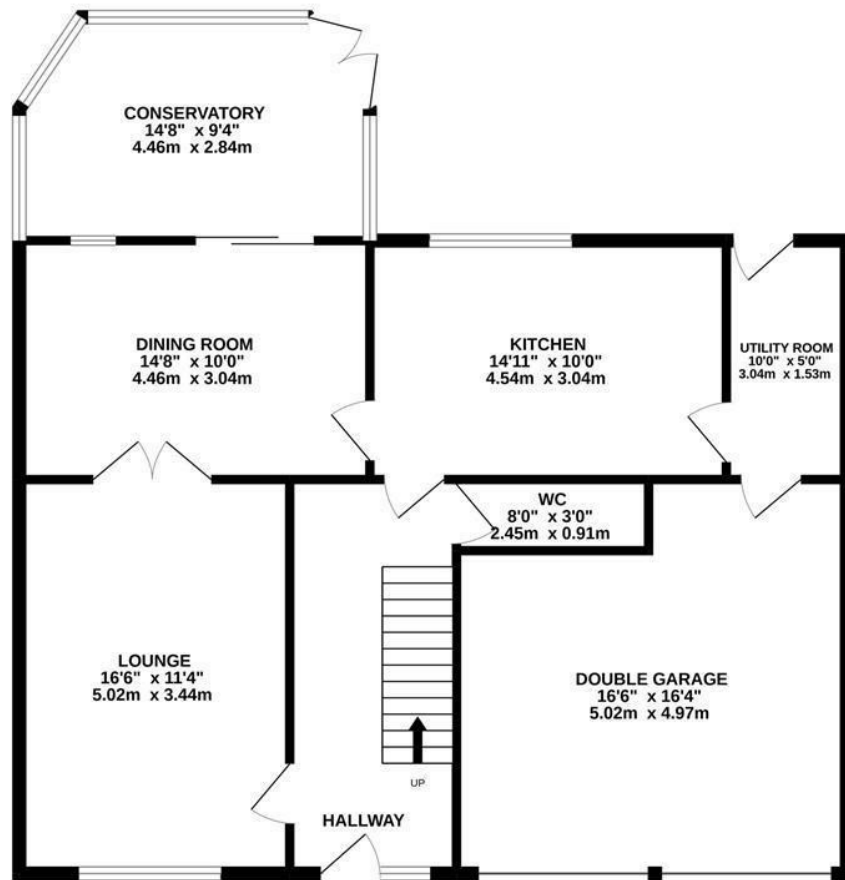
Outside the garden to the front is laid to lawn, a block paved driveway provides off road parking for two vehicles in front of the double garage and the garden to the rear is completely secluded with established trees behind, a decked area with pergola, patio area, gated access to the front and retaining timber fencing.

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

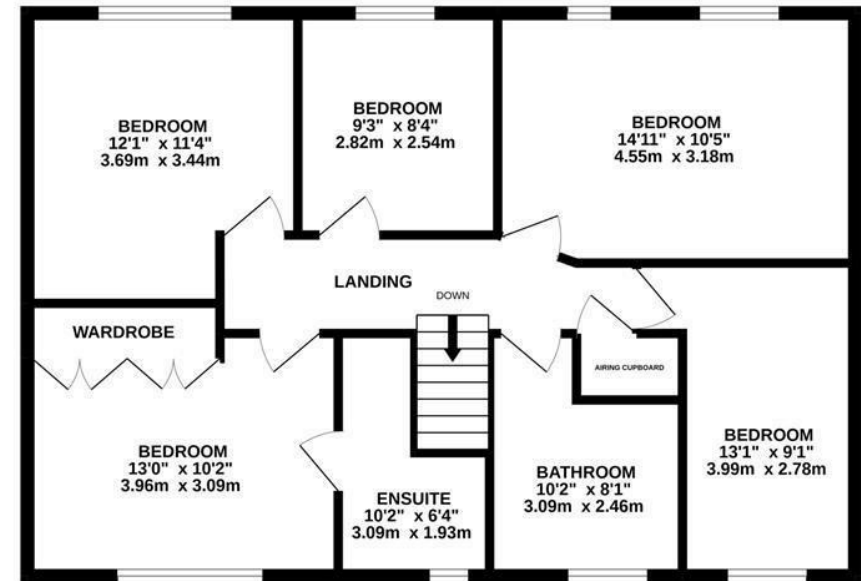
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Floor Plan

GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 1854 sq.ft. (172.2 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...



Three reception rooms



Refitted kitchen and utility room



Five bedrooms



Family bathroom, ensuite and cloakroom



Generous and secluded garden



Double garage and off road parking





SELLER'S SECRET

Having lived here since new as many of our neighbours have this will be a big move for us however we feel the time is right. We have seen a property we are interested in once sold which will hopefully work out. We honestly hope the new owners are very happy here as we have been over the years.



Why we like it....

This property is large and homely and is without a doubt in superb condition. A must view home given its location, we look forward to showing prospective buyers around.

To buy or not to buy....

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