

284 Bath Road
Kettering
NN16 9LU

£425,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Offered for sale is this stunning and deceptively spacious five-bedroom detached residence situated in this popular area on the North side of Kettering. The property is ideally located within walking distance to local parks and local amenities.

The property has been lovingly updated by its current owners to a high specification finish throughout. There is a garage conversion which now offers a self-contained annex consisting of a good size bedroom, W/c, Kitchen plus lounge area. There is external side access to the annex which allows for a private entrance as well as access directly to the main lounge to the rear of the property. The entrance hall to the front allows access to the W/c and kitchen as well as the stairs to the first floor and is fitted with Karndean flooring. The stunning high gloss fitted kitchen offers a selection of built in appliances and offers great storage. The rear of the property has been extended to create a fabulous open plan lounge / dining area ideal for family space and entertaining. With the impressive lantern sky light, French doors to the rear and further glazing the area creates a light and airy feel throughout. The Karndean flooring continues throughout this area and is

topped off with a cast iron log burner. Throughout the majority of the ground floor there is under floor heating and solid oak doors. To the first floor there are four well-proportioned bedrooms again all offered in excellent decorative condition with solid oak doors. The main bedroom also boasts a three-piece ensuite shower room and is complimented by the three-piece family bathroom. The upstairs offers gas radiator heating to all rooms.

Outside to the front is a block paved driveway offering parking for 2/3 cars plus double side access to the rear garden. The low maintenance rear garden laid to flag stone offers a great entertaining area.

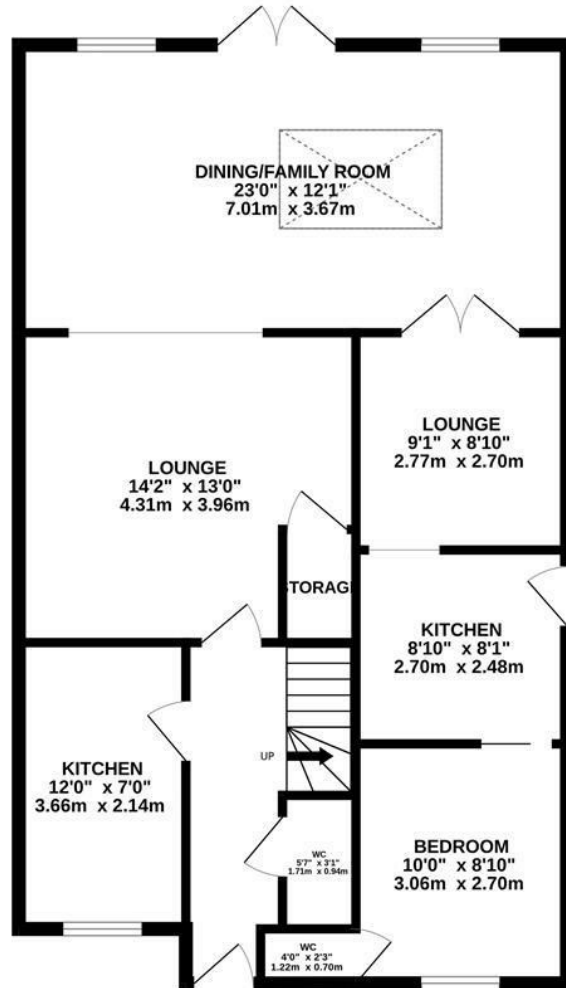
This impressive property is a must to view to appreciate what it has to offer.

Call Oscar James to book your viewing.

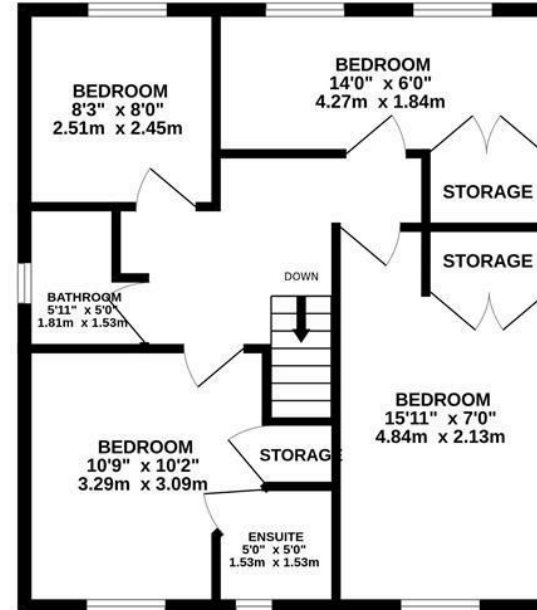
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Floor Plan

GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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...



Extended lounge / dining room plus annex



Main kitchen plus annex kitchen



Five bedrooms



Family bathroom, ensuite shower room plus two W/c's



Low maintenance garden



Off road parking





SELLER'S SECRET

This has been an amazing family home for us and with the extra room created by the garage conversion and rear extension it has allowed our family so much space to use. Whilst we feel it's now time to move, we will miss living in the property and have also loved the location with so much on our door step.



Why we like it....

The property is a credit to it's owners. With the extended and converted areas the property allows versatile living all finished to a high specification and quality throughout.

To buy or not to buy....

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH

01536 415777

www.oscar-james.com
