

11 Wilkie Close  
Kettering  
NN15 7RD

£400,000



OSCAR JAMES  
...expect excellence





# WHAT'S GREAT?

Nestled in the desirable cul-de-sac of Wilkie Close, within the popular Kettering Leisure Village, this charming four-bedroom house is within walking distance to the local hospital.

The accommodation comprises of an entrance hall, cloakroom, storage cupboard, dining room, utility room, kitchen with integrated appliances and a generous lounge with bay window to front, a conservatory complete the ground floor.

To the first floor on this family home expect to find four bedrooms and a family bathroom, each of the four spacious bedrooms is thoughtfully designed with fitted wardrobes, ensuring ample

storage space. The master bedroom boasts the added luxury of an ensuite bathroom.

Outside, you will find an enclosed private garden, additionally, the property includes a garage and off-road parking, providing secure and convenient access.

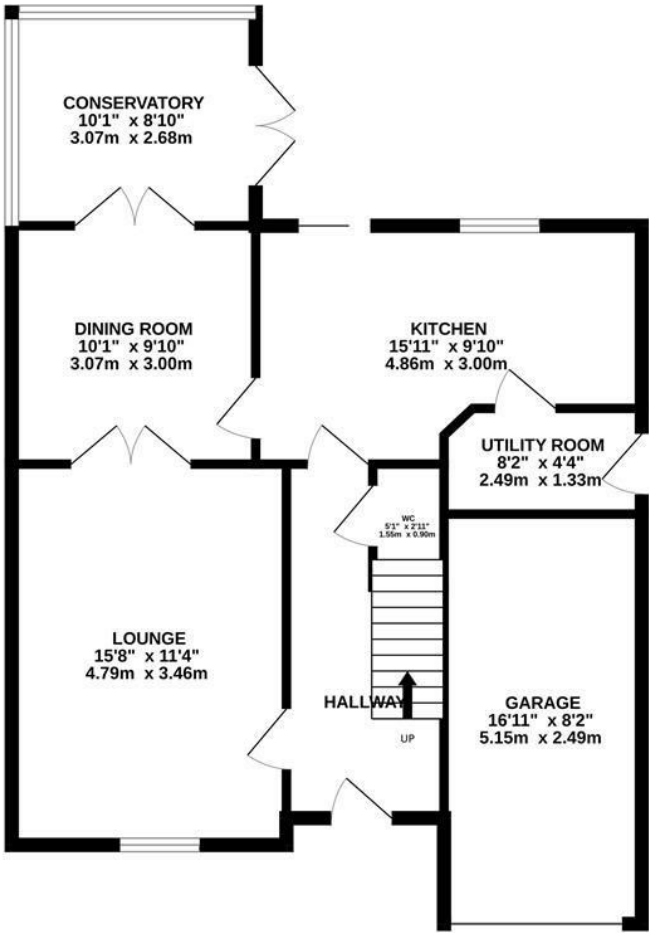
This home is not only a fantastic living space but also benefits from its prime location, close to local amenities and recreational facilities. With its attractive features and excellent location.

Please call Oscar James to arrange a viewing.

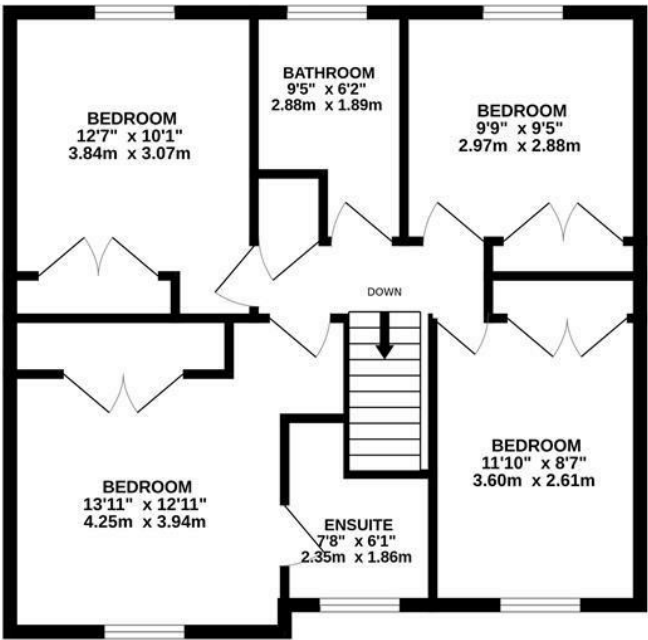
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# Floor Plan

GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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



Kitchen/Breakfast Room



Four Bedrooms



WC/Ensuite/Family Bathroom



Private Rear Garden



Garage & Off Road Parking









# SELLER'S SECRET

After owning the property for a number of years, I am now looking at downsizing locally.



*Why we like it....*

A great family home within walking distance to the Kettering General Hospital

## OSCAR JAMES

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

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