

15 North Park Drive  
Kettering  
NN16 9JT

£250,000 offers in excess of



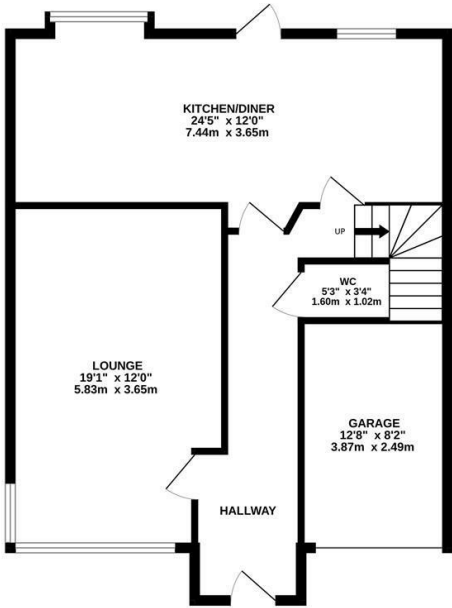
OSCAR JAMES

...expect excellence

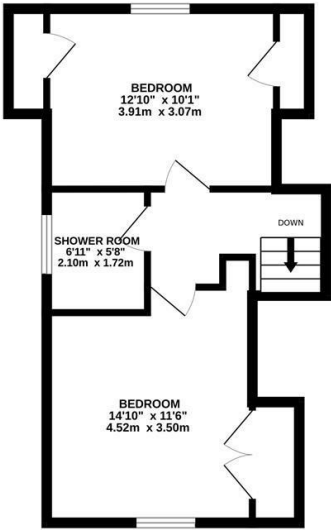


# FLOOR PLANS

GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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...



Lounge, kitchen/diner or lounge and kitchen with bedroom three if converted back.



Modern fitted kitchen



Two double bedrooms, with potential for bedroom three



Shower room and cloakroom



Gardens front and rear



Single garage and off road parking





## WHAT'S GREAT?

A DETACHED and sizeable two bedroom property offered to market with NO ONWARD CHAIN with potential also to be made into a three bedroom home (which was it previously before being altered internally) depending on preference.

This property occupies a good size plot and is situated in the north area of Kettering, close to shops, schooling, playing field, pubs and such like.

The accommodation comprises of an entrance porch leading into the hallway, a spacious lounge to the front with bay window provides space to relax and entertain, expect also to find an internal entrance door leading into the garage, a cloakroom and kitchen/diner/family room spans the rear of the property and enjoys views over the garden. As stated the dining room was

formally a third bedroom and could be reinstated if that was of use. To the first floor both bedrooms are a very good size with fitted storage and access point into the loft space. A refitted shower room with vanity sink unit and Velux style window completes this floor.

Outside there is a driveway to the front providing off road parking in front of the single garage, a front garden and rear garden is generous in size, well maintained with flower and shrub borders, established trees and patio area.

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

...expect excellence



# SELLER'S SECRET

As a home owned by a family member we find ourselves in the position of needing to sell. We very much hope the new owners are very happy here.



## Why we like it....

A great prospect for someone new!  
Detached with the benefit from a  
garage and ground floor living options  
this is a must view home.

# OSCAR JAMES

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To buy or not to buy....

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