

Beatrice Road  
Kettering  
NN16 9QR

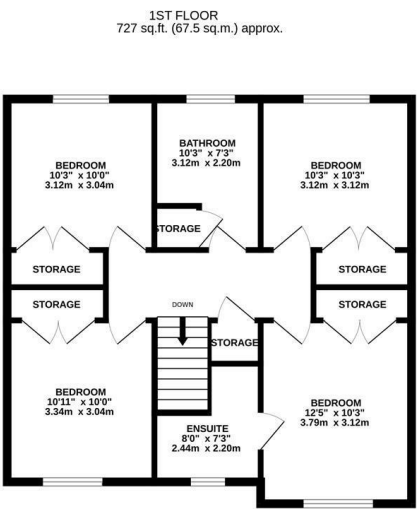
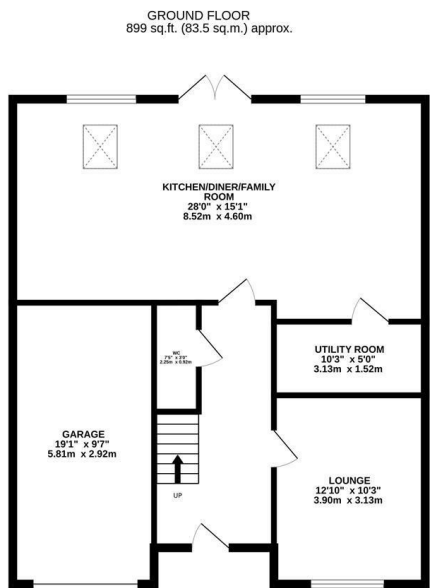
£425,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 1626 sq.ft. (151.1 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



Kitchen/Diner



Four Bedrooms



Ensuite To Master/Family Bathroom/WC



Private Rear Garden



Off Road Parking





## WHAT'S GREAT?

\*\*\*\*\*INCENTIVES AVAILABLE\*\*\*\*\* AS WELL AS INTEGRATED APPLIANCES, TURF, ELECTRIC REMOTE CONTROLLED GARAGE DOOR AND FLOORING ALREADY INCLUDED\*\*\*\*\*

A brand new development 'Maplefields' situated along a quiet road in an established residential area on the northern outskirts of Kettering's town centre.

These stunning homes are built to a superb standard and offer well appointed and spacious accommodation over two floors. Promising a quality, high-end finish throughout.

This particular plot offers over 1600sq. ft. of space which comprises; entrance hall, lounge, fabulous open plan kitchen - dining - family room with a full range of integrated Bosch appliances & composite work surfaces, utility room and ground floor WC.

On the first floor expect to find four double bedrooms each with built in wardrobes along with a stylishly appointed family bathroom. The master bedroom also enjoys a stylishly appointed en-suite.

The rear gardens are generous in size and feature a large patio area and lawned garden enclosed by high timber panel fencing.

To the front of the property there is a driveway which leads to the garage which benefits from an electrically operated garage door.

Further benefits include LVT flooring to the hallway, kitchen family room and bathrooms and carpets throughout the remainder of the house.

Viewing is absolutely recommended, contact selling agents Oscar James to arrange yours today!

Be quick though as a number of plots have already been reserved!

\*\*PHOTOS USED ARE FOR ILLUSTRATION PURPOSES ONLY\*\*

...expect excellence



# SELLER'S SECRET

We very much hope the owners are very happy here!



## Why we like it....

These properties must be viewed to be appreciated, lovely peaceful road with excellent sized gardens. A must view!

# OSCAR JAMES

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To buy or not to buy....

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