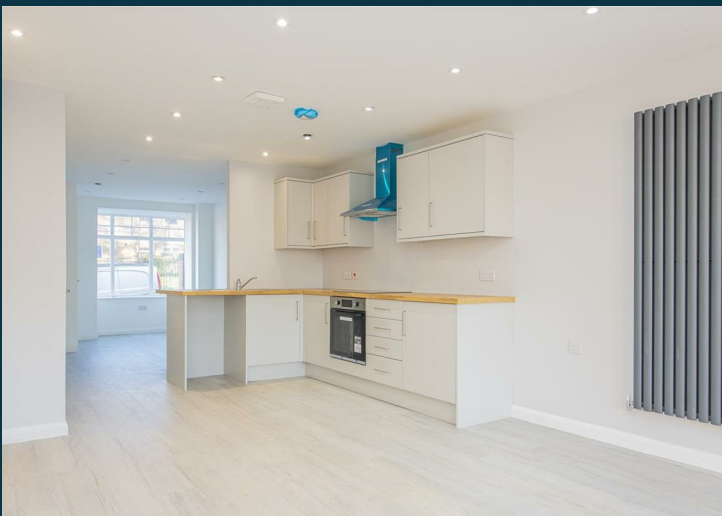


London Road  
Kettering  
NN15 6DU

£1,150 Per Month



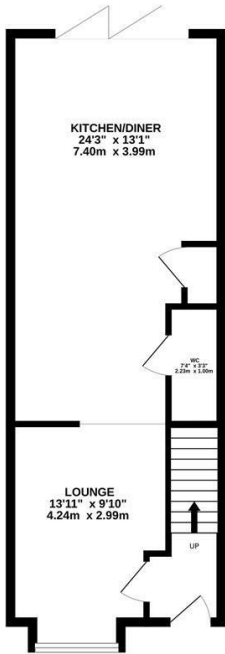
OSCAR JAMES

...expect excellence

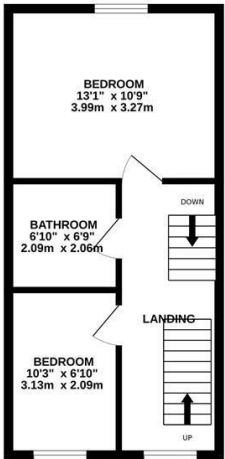


# FLOOR PLANS

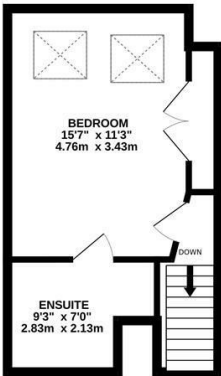
GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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...



custom text 1



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custom text 2



custom text 5



custom text 3



custom text 6



# WHAT'S GREAT?

\*\*\*\*\*A BRAND NEW THREE BEDROOM PROPERTY\*\*\*\*\*

Nestled on London Road in Kettering, this brand new self-build house presents an exceptional opportunity for modern living in a prime location. The property boasts excellent road links to the A14, ensuring easy access to surrounding areas, while the delightful Wicksteed Park is just a short stroll away, perfect for leisurely weekends and family outings.

Upon entering, you will be greeted by a spacious open-plan living, dining, and kitchen area. The bifold doors at the rear of the property seamlessly connect the indoor space with the private enclosed garden, allowing for an abundance of natural light and a perfect setting for entertaining. To complete the ground floor space, you also have a WC.

To the first floor are two bedrooms and a family bathroom, the master bedroom is located on the top floor and boasts ensuite, providing a touch of luxury and also built in storage.

To the rear of the property expect to find a good sized private enclosed rear garden, with patio area

Offered to the market unfurnished and available NOW

EPC TBC

Council Tax TBC

...expect excellence





# SELLER'S SECRET

This has been a fantastic project for us, we have been working on this for just over a year, we are so pleased with how the property is now looking.



## Why we like it....

A fantastic new build property situated in a great location within Kettering.

# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
01536 415777  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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