

Swinburne Close  
Kettering  
NN16 9BX

£1,075 Per Month

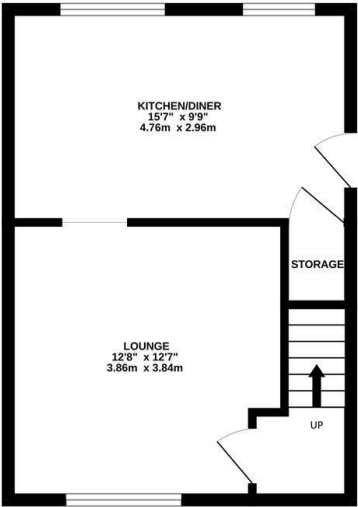


OSCAR JAMES

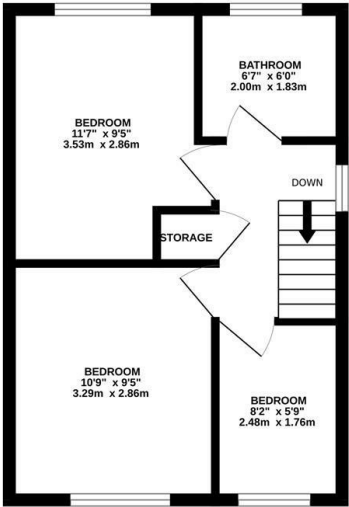
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
349 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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...



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# WHAT'S GREAT?

\*\*\* AVAILABLE NOW \*\*\*

convenience for you and your guess.

Nestled in a peaceful cul-de-sac at the heart of the highly sought-after Brambleside estate, at the northern edge of Kettering, this charming three-bedroom semi-detached home offers a perfect blend of comfort and convenience.

Council Tax: B  
EPC Rating: C

The ground floor features a welcoming entrance hall, a spacious lounge ideal for relaxing, a generous kitchen/diner perfect for family meals or entertaining, and a handy store cupboard for additional storage.

Upstairs, you'll find three well-proportioned bedrooms, along with a family bathroom, offering the perfect retreat for restful nights.

Externally, the property boasts both front and rear gardens, providing a great space for outdoor activities or relaxation. The driveway to the front offers off-road parking, ensuring

...expect excellence



# SELLER'S SECRET

The property will have new windows and kitchen fitted prior to completion of the sale and will be sold with no onward chain.



## Why we like it....

Excellent location with off road parking making this an ideal first time buy or rental investment.

# 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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