

23 Kettering Road  
Isham  
NN14 1HQ

£425,000



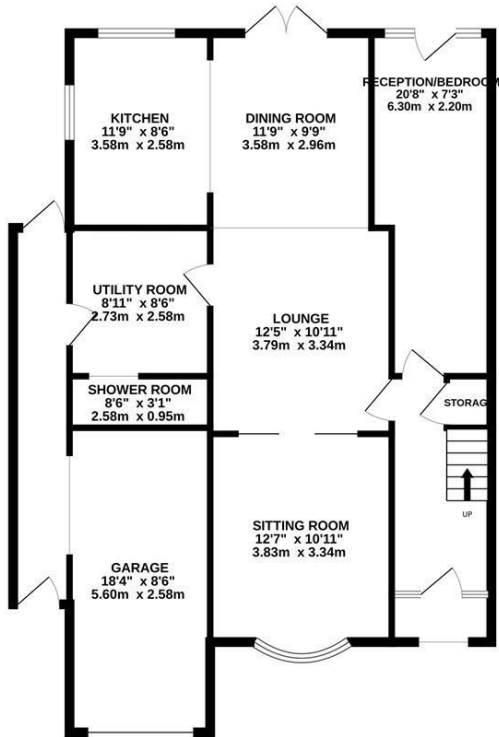
OSCAR JAMES

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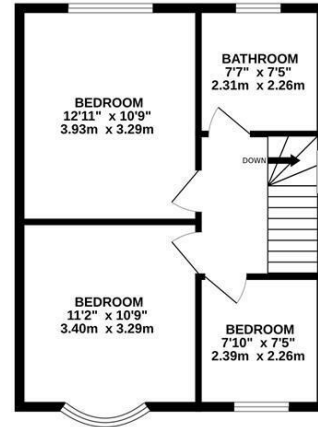


# FLOOR PLANS

GROUND FLOOR  
1061 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1502 sq.ft. (139.5 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...



Three/four reception rooms



Modern fitted kitchen which is dual aspect, light and bright



Three/four bedrooms



Upstairs family bathroom and downstairs WC and shower room



Large rear garden



Garage providing storage and off road parking for several vehicles



## WHAT'S GREAT?

Nestled in the charming village location of Isham, this delightful four bedroom semi-detached house is a true gem waiting to be discovered. Boasting four reception rooms and two bathrooms, this property has been thoughtfully extended to provide a wealth of space for versatile living.

Upon entering, you are greeted by an inviting hallway that leads to a bay-fronted lounge featuring an open fireplace, perfect for cosy evenings. The open-plan kitchen/diner/family room also enjoys a working multi-fuel burner and is a highlight of the home, with patio doors opening to the rear garden, flooding the space with natural light. The kitchen is well equipped with a range of base and eye-level units, offering a dual aspect view. Additionally, there is a versatile reception room currently used as a bedroom but could easily be transformed into a study, playroom, or home gym, with patio doors also leading to the rear garden. A convenient boot room/utility and shower room provide practicality and complete the

ground floor. The boot room gives direct access to the garage for storage.

Upstairs, the property offers two spacious double bedrooms, a third bedroom, and a well-appointed family bathroom.

Outside, the large rear garden provides a private oasis with multiple patio seating areas, perfect for outdoor entertaining. The garden is beautifully landscaped with flower borders and established shrubbery, offering a tranquil setting. A powered shed in the garden serves as an ideal workshop for DIY enthusiasts.

Furthermore, the property benefits from off-road parking for several vehicles, secured behind private gates, adding convenience to this already impressive home. Don't miss the opportunity to make this charming property your own and enjoy the peaceful village lifestyle it offers. Contact sole selling agents Oscar James to organise your viewing appointment!

...expect excellence





# SELLER'S SECRET

This has been our home for almost 17 years and we have loved watching our family grow here. We especially love our garden and spend many hours outdoors enjoying all the garden has to offer!



## Why we like it....

A fantastic village home with a spacious floorplan and open plan living. Being in such a great location on such a generous plot, high demand is anticipated!

# OSCAR JAMES

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To buy or not to buy....

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