



13 Forest Glade, Kettering NN16 9SP

Asking Price £485,000

Exquisite 4-Bedroom Detached Home in Highly Sought After Area

Discover a luxurious 4-bedroom detached house situated in the highly sought-after Oakwood development on Kettering's north side. Built by Bryant Homes around the millennium, this property has been significantly updated to combine modern sophistication with timeless elegance.

Impeccable Layout and Modern Upgrades

From the moment you step into the spacious entrance hall, complete with stunning porcelain tiles that flow seamlessly into the kitchen, it's clear that no detail has been overlooked. The newly installed kitchen is a masterpiece, boasting a comprehensive range of Neff appliances, quartz countertops, quartz table and a convenient filtered boiler tap—ideal for modern living.

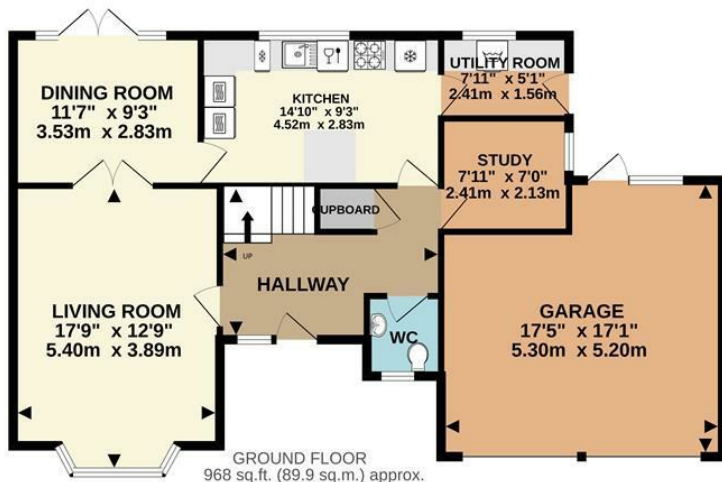
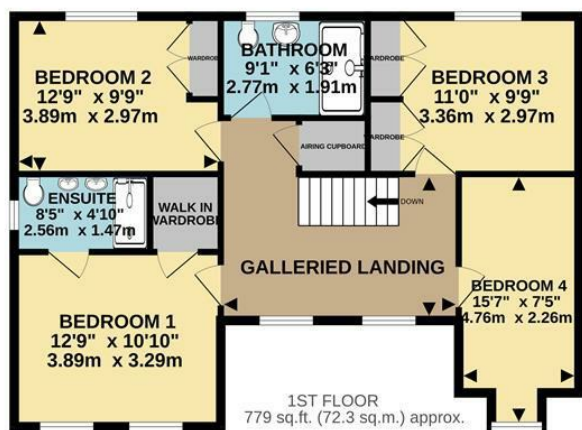
The luxurious shower rooms redefine relaxation, featuring Mira remote-controlled rainfall showers, integrated TV in the main shower, and an en-suite with surround sound and hand-carved Italian marble twin wash basins.

Generously Proportioned Living Spaces

This home offers ample living space, perfectly designed for both family life and entertaining. The property benefits from gas central heating with a new boiler installed C2022, double glazing, and a double garage with additional parking for two vehicles in front. There is an enclosed rear garden and front garden.

Tenure: Freehold
Energy Rating: C
Council Tax Band: E

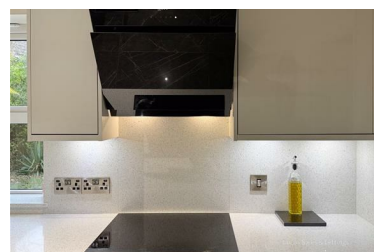
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FLOOR AREA INCLUDES GARAGE

TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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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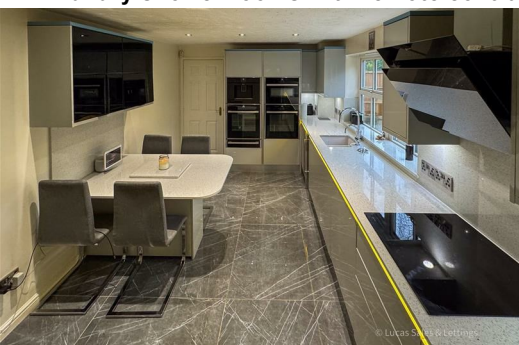
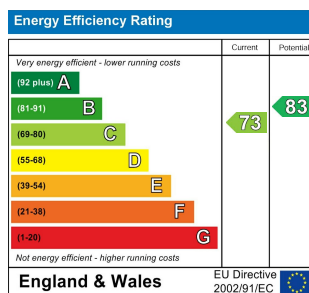
Estate Service Charge

Prime Location in a Woodland Setting

Nestled within the exclusive Oakwood development, comprising just 57 detached homes, this property enjoys a tranquil woodland backdrop. The location is conveniently close to Brambleside Junior School and local shops, making it ideal for families.

The woodland surrounds are managed by The Weekley Wood Management Company Limited (Company number 03861863). The service charge paid in advance for the period 01/04/2024 to 31/03/2025 was £250.90

- Attractively styled 4 bedroom detached house with double garage
- Highly sought after location in woodland setting
- Extensive luxuriously updates, modern boiler for gas central heating, double glazing
- Kitchen with mostly Neff appliances, x2 hide and slide ovens, combi microwave
- integrated coffee machine, plate warming drawer, dishwasher, fridge, wine chiller, washing machine
- Luxury shower rooms with remote central rainfall showers



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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