41 Belvedere Road
Kettering
NN15 7NE

£245,000

OSCAR JAMES

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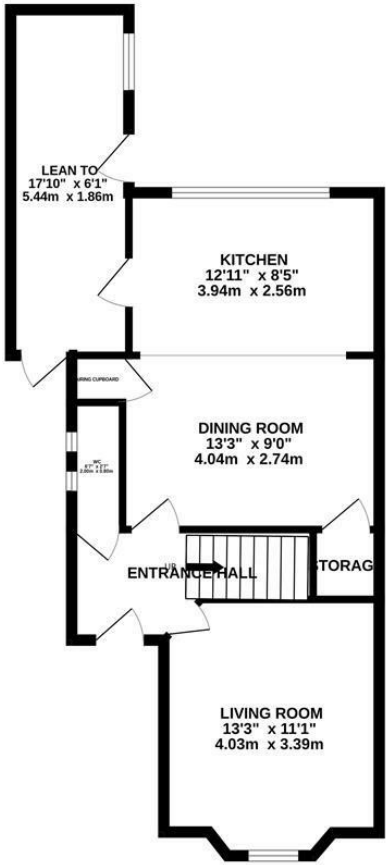
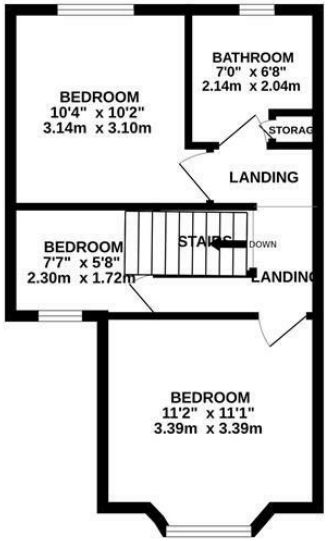
# FLOOR PLANS

GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.




1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.




TOTAL FLOOR AREA : 936 sq.ft. (86.9 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
- Three Bedrooms
- WC & Family Bathroom
- Private Rear Garden
- Off Road Parking

# WHAT'S GREAT?

Situated in prime position not only on the street but also in area, close to schools, shop and amenities.

This property is an excellent size with a superb rear garden and off road parking.. a must view!

The accommodation is set over two floors and consists of a generous hallway with cloakroom, a great size lounge to the front with bay window and feature fireplace, then to the rear enjoying views over the secluded garden expect to find a large kitchen/diner with two storage cupboards on the ground floor.

To the first floor there are three bedrooms, the main benefits from a lovely bay window and a family bathroom with shower over the bath.

Other key features include a lean to on the ground floor, a superb rear garden, extremely well surrounded by trees making it a very private space with astro turf lawn, retaining timber fencing, patio area and summer house. To the front there is plenty of off road parking for two vehicles.

Call sole selling agents Oscar James Kettering to make arrangements to view.

...expect excellence

# SELLER'S SECRET

We love living here but the time is right for us a family to move on, we very much hope the new owners are as happy as we have been here over our time.

## Why we like it....

An imposing property, great location and lovely garden. We highly recommend an internal viewing!

## To buy or not to buy....


OSCAR JAMES

**1 Newland Street | Kettering | NN16 8JH**
**01536 415777**
**www.oscar-james.com**