

316 Bath Road  
Kettering  
NN16 9LT

£210,000 offers over



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

Offered to market with NO ONWARD CHAIN and situated at the north end of Kettering this property is an excellent size with three first floor bedrooms as well as a shower room on the first floor.

The accommodation on the ground floor is generous with a sizeable lounge/diner with bay window to front and feature fireplace, a bright and generously sized kitchen to the rear with storage cupboard, numerous base and wall level units, ample work top space, plumbing for washing space, space for fridge/freezer and tumble dryer, double oven and gas hob with door leading out to the garden complete this floor.

Expect to find on the first floor the three bedrooms, two of which are excellent double rooms with a larger than expected third to the rear. A refitted shower

room benefits from a walk in shower cubicle, vanity wash hand unit and WC.

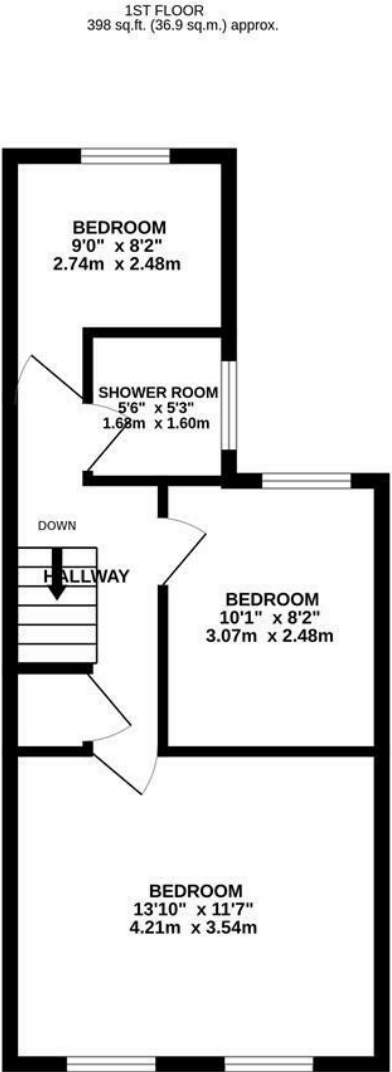
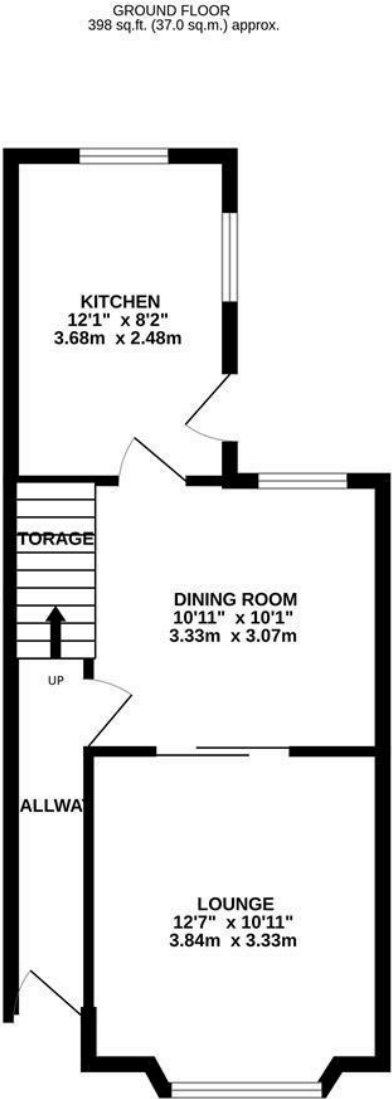
A key feature of this home is the garden, the rear is a lovely size and established, is well stocked with shrubs and flowers, has two patio areas and a shed. The front courtyard garden is low maintenance, with gravel, gated access to the side and path leading to the front door.

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

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# Floor Plan



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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...



Lounge/diner



Modern fitted kitchen



Three bedrooms



Refitted shower room



Superb garden



On street parking









# SELLER'S SECRET

As my home for many years I have recently found myself living in alternative accommodation and therefore the time is right to sell. My garden is something I have been especially proud of and I hope the new owners enjoy it as much as I have.



## Why we like it....

This property is ideal for someone wanting to put their own stamp on a home over time. The location is excellent for schooling, local shops and pubs, we would highly recommend a viewing to appreciate what's on offer.

To buy or not to buy....

# OSCAR JAMES

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