

7a West Way  
Kettering  
NN15 7LE

£300,000 offers in excess of



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

A unique and stunning home with so much to offer it must be viewed to be appreciated!

Situated in a very popular location, ideal for the main road links, Kettering General Hospital and the train station this extended and renovated detached home will make a wonderful new residence for someone new, maybe looking to downsize for buy for the first time.

Situated on a generous corner plot with a five bar gate and gardens to the front as well as to the rear this detached two bedroom home provides ample space to relax both inside and out.

In brief the accommodation comprises of an entrance hall with feature front door, stairs rising to the first floor, a double bedroom on the ground floor, cloakroom which doubles up as a utility space, a gorgeous lounge room with feature fireplace, beams to the ceiling and French doors that lead out to the raised and covered decking area that provides and cosy additional space to relax and entertain. Finally on the ground floor expect to find an

exceptionally well presented kitchen/diner which has been refitted to a very high standard with integrated appliances and space for a dining table as well as a rear door leading out to the garden.

The first floor provides a master suite with huge bedroom area, walk in wardrobe and a spectacular four piece bathroom which really does have the WOW factor!

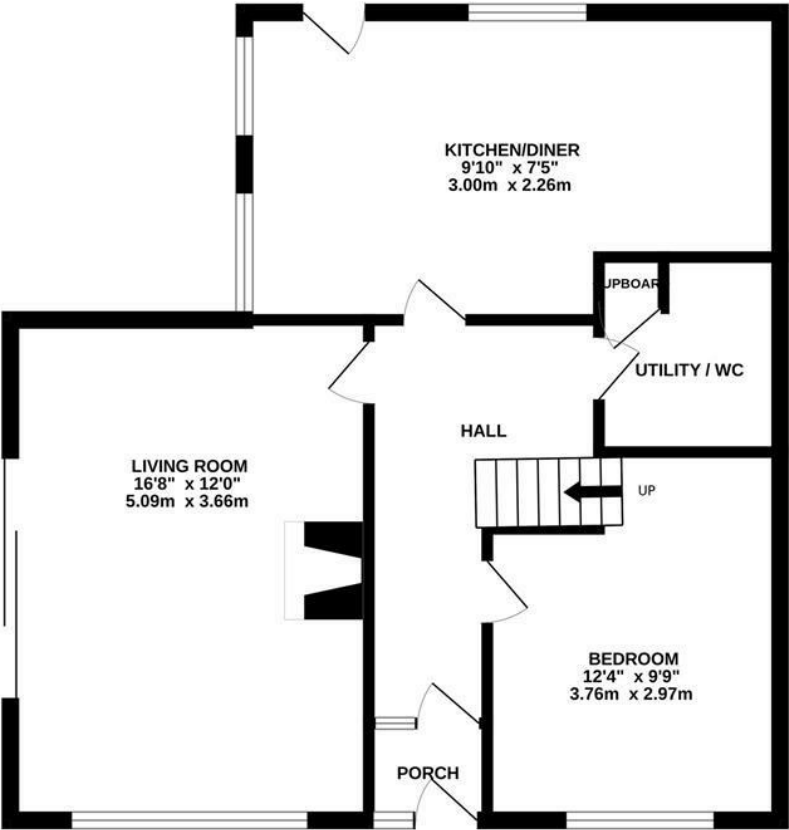
Outside there is off road parking to the front for two vehicles, large lawn to front and rear, established trees and the aforementioned covered decked area for entertaining.

Call the sole agents Oscar James Kettering to make arrangements to view this gorgeous property!

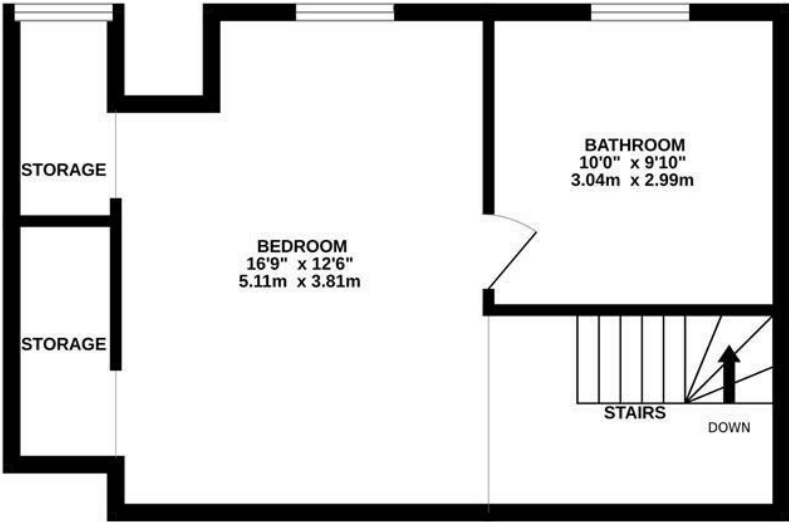
...expect excellence

# Floor Plan

GROUND FLOOR



1ST FLOOR



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 and kitchen/diner



Stunning refitted kitchen



Two bedrooms



Fabulous bathroom and  
cloakroom

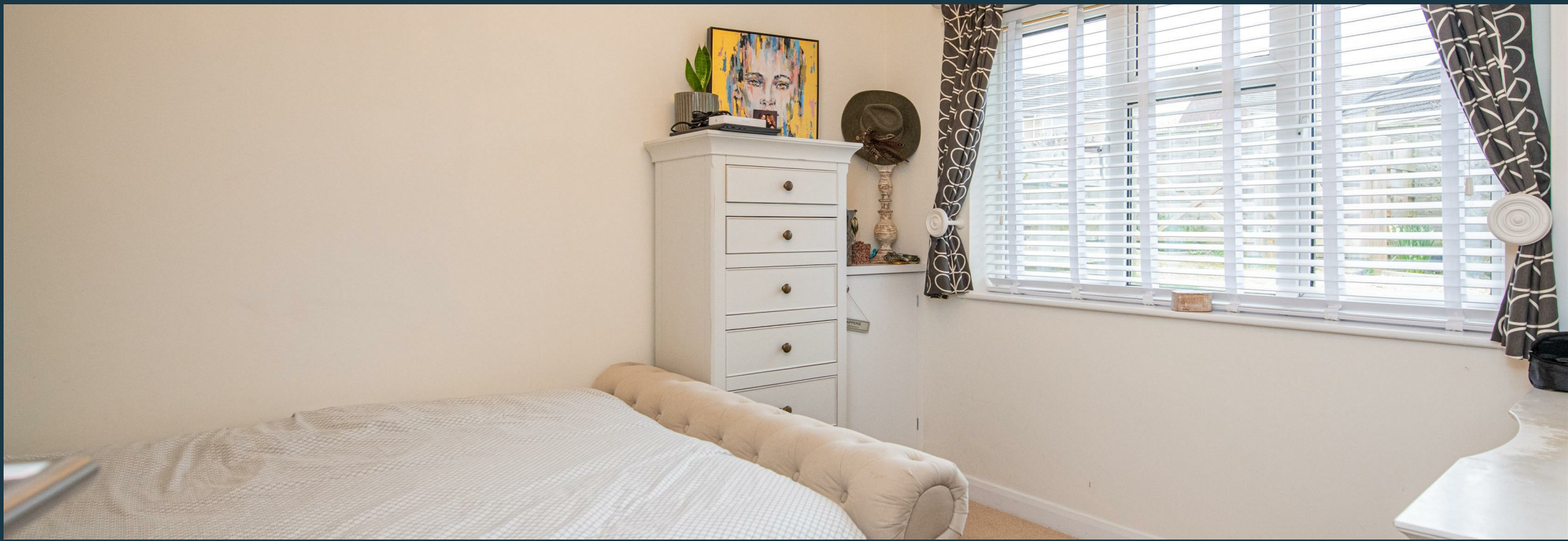


Great size garden



Off road parking









# SELLER'S SECRET

The time is right for us to sell the property and move on. There will be no related purchase to hopefully make things as straight forward as possible.



## Why we like it....

Such a lovely home! We think it is great! Call to view!

# 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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