

25 Park View
Kettering
NN16 9RH

£400,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

'Whilton House' is an impressive period home with not only space on its side but also location with far reaching views over the very popular Pleasure Park at the north end of Kettering.

This home has accommodation spanning four floors, the ground floor has a superb through hallway with original mosaic tiled flooring and original front door, a lounge/diner has high ceilings or lovely features including bay window and a stunning open fireplace. A generous kitchen/breakfast room has ample space for a dining table, numerous cupboards and plenty of worktop space including breakfast bar, a cloakroom and conservatory completes this floor.

To the first floor expect to find three double bedrooms, one of which to the rear enjoys full ensuite shower facilities, the larger bedroom to the front has fitted storage, bay window which gives a gorgeous view over the park and has a wash room with WC and sink. A family bathroom completes this floor.

The second floor accommodation provides another large double bedroom with easy access to storage.

A cellar provides a very versatile space to use as a home office, games room, snug or maybe home cinema with fitted storage and is in excellent condition.

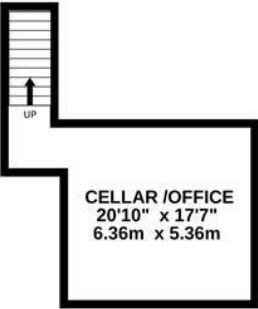
Other benefits include refitted windows the the vast majority of the house, gas radiator heating, a rear garden which is a great size, laid to law with established trees, shed, shrubs and patio area. The courtyard garden to the front makes for great curb with low hedging and is low maintenance.

Call the delighted and proud sole agents Oscar James Kettering to make arrangements to view.

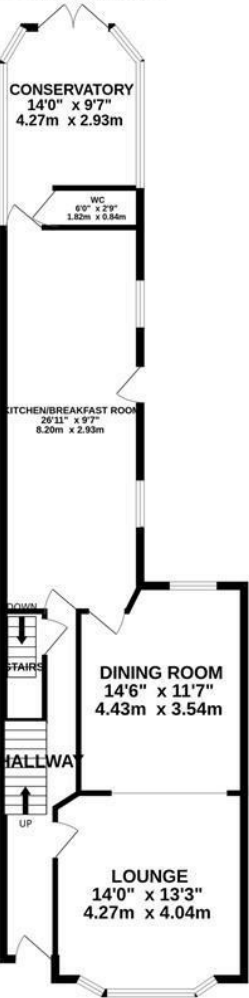
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Floor Plan

BASEMENT
213 sq.ft. (19.8 sq.m.) approx.



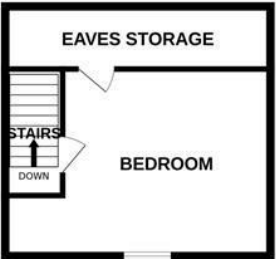
GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 2180 sq.ft. (202.6 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, kitchen/breakfast room and conservatory



Modern fitted kitchen



Four bedrooms



Family bathroom, ensuite shower room, WC and sink to main bedroom and cloakroom



Generous garden



On street parking





SELLER'S SECRET

Having lived here very happily since buying a few years ago. The area is lovely, the views over the park really make it. We very much hope the new owners are as happy here as we have been.



Why we like it....

An superb example of a period town house, great location with excellent size rooms, a definite must view home.

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To buy or not to buy....
