

65 Roundhill Road  
Kettering  
NN15 6BE

£190,000

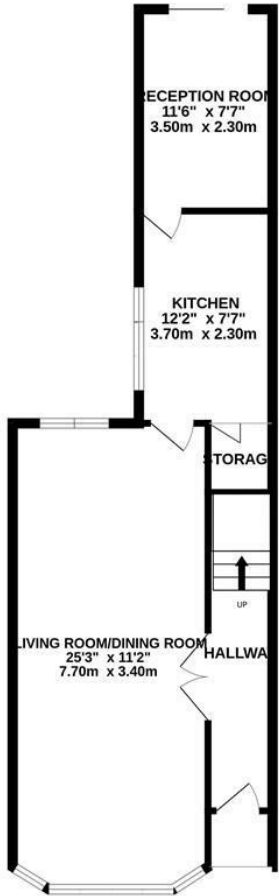


OSCAR JAMES

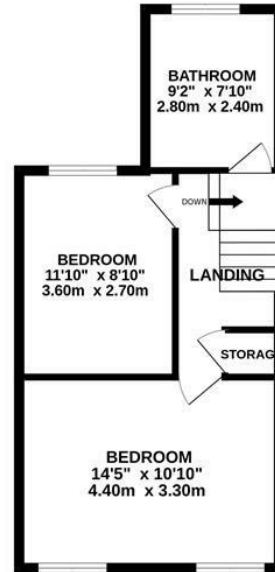
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.0 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...



Three reception rooms



Modern kitchen



Two bedrooms



Stunning bathroom



Secluded garden



On street parking



## WHAT'S GREAT?

With character and charm this very good size, two double bedroom bay fronted home is perfectly positioned for both the Kettering town centre and the railway station which is just a short walkaway.

Offered to market with NO ONWARD CHAIN this property is presented beautifully by the current owner and has a spectacular bathroom which anyone would be proud of!

In brief the accommodation comprises of an entrance hall, an impressive, open plan lounge/diner which is bright, airy and large with bay window to front which has a window seat, feature fireplace and double French doors, the kitchen to the rear provides plenty of storage space with an additional pantry cupboard and finally to the very rear of the property on the ground floor expect to find an additional reception room which is perfect for working or to be used as a playroom.

To the first floor the first thing to greet you is the incredible four piece bathroom offering a separate double shower cubicle, WC, vanity sink unit and gorgeous free standing bath, there are two double bedrooms on this floor, the master to the front is a lovely size and benefits from two windows to front making this a bright and light space to relax. A storage cupboard completes this floor.

Outside the garden is secluded with lawn and patio area which will make useful and calming space in the summer months to entertain and enjoy.

Oscar James Kettering are delighted to offer this property to the market, please call to view.

...expect excellence



# SELLER'S SECRET

I've loved living here over the years, it has been perfect for me. I love my bathroom, it always makes me smile and I hope the new owner or owners enjoy living here as much as I have.



## Why we like it....

A gorgeous property, lots of character and style and in a great location, we very much look forward to showing prospective buyers around.

To buy or not to buy....

# OSCAR JAMES

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