

77 Northfield Avenue
Kettering
Northamptonshire
NN16 9HU

£475,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

A stunning family home offered to market in superb order throughout which is situated within reasonable distance to the Kettering train station which gives access to London in approximately one hour.

This home is full of character and style and benefits from a fabulous rear garden which would be ideal for a family wanting space during the warmer months.

The accommodation on the ground floor comprises of a feature front door with porch, the hallway is generous with a storage cupboard under the stairs and an impressive staircase leads upstairs. The living rooms consist of both an immaculate dining room to the front with bay window and feature fireplace and an extended lounge to the rear, again with feature open fireplace, the kitchen/breakfast room has ample room for a table for less formal meals and a utility room and cloakroom complete this floor. The kitchen is beautifully appointed

with plenty of work top and storage space with plumbing and space for a dishwasher, range oven and extractor over.

To the first floor there are four very good size bedrooms, a stunning four piece family bathroom completes this floor which has an exceptional free standing bath as well as separate shower cubicle, vanity sink unit and WC.

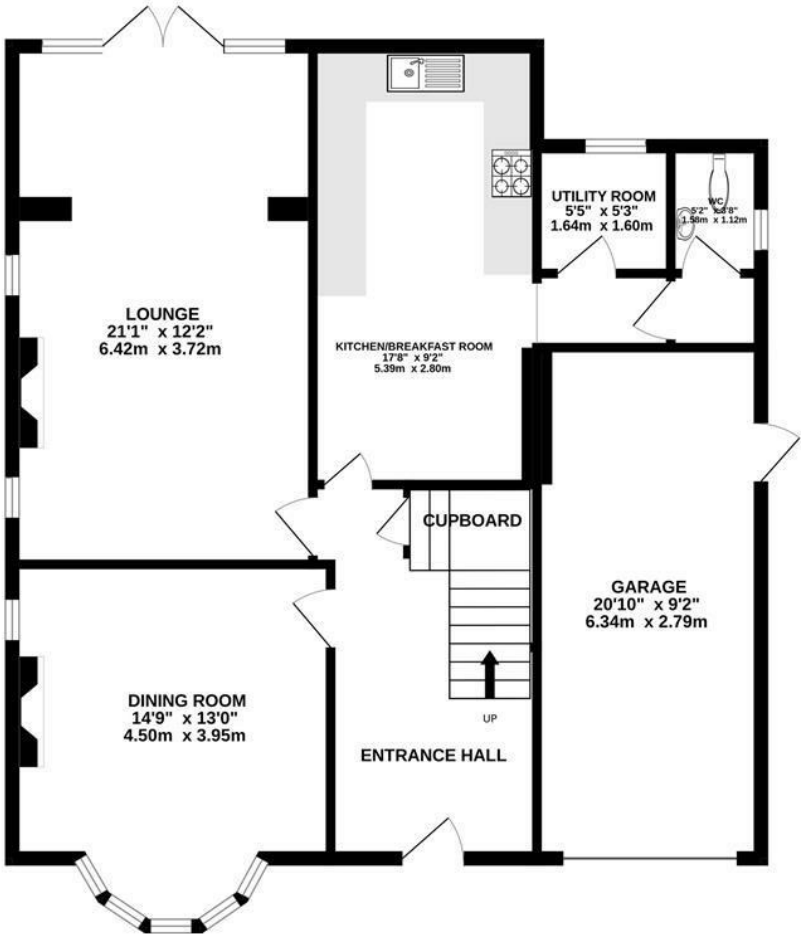
Outside the grounds front and back are established with plenty of shrubbery, trees and flower beds, to the front there is a driveway leading to an extended garage, electric charging point and to the rear garden is a fabulous size, laid to lawn with huge patio area, sun room which could make an ideal gym or work space and gated access to the front.

Call the delighted sole agents Oscar James Kettering to make arrangements to view this wonderful home.

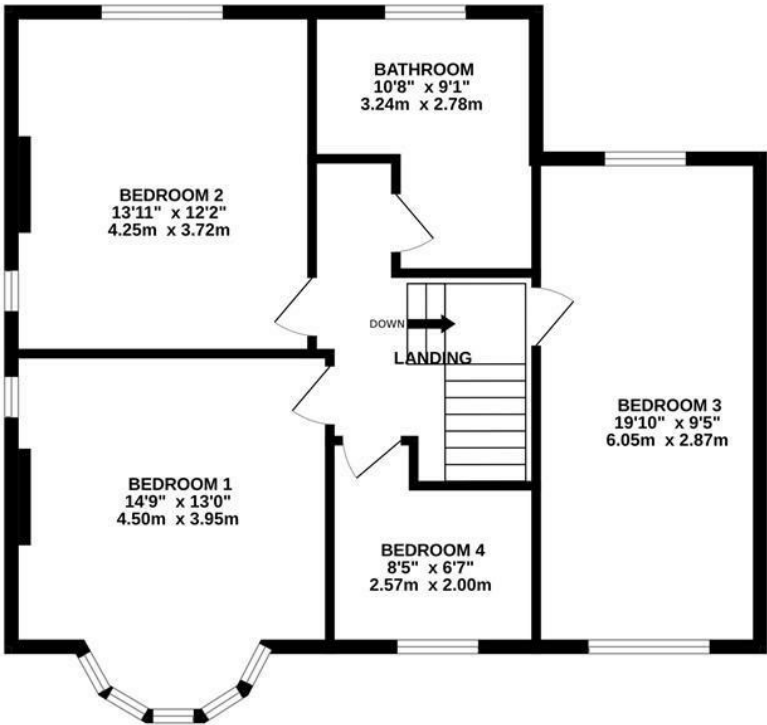
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Floor Plan

GROUND FLOOR
968 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.2 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/breakfast room
and dining room



Refitted kitchen and utility room



Four bedrooms



Stunning family bathroom



Superb garden



Larger than average garage and off
road parking





SELLER'S SECRET

As a family of four with two growing boys this house has been perfect for us with all the space it has to offer. The garden is perfect for burning off steam and for entertaining. We have purely decided the time is right to sell and relocate slightly. We very much hope the new owners are happy here.



Why we like it....

A gorgeous home with so much on offer, great location for schooling, shops, amenities and also the Kettering General Hospital and in such lovely condition. We cannot wait to show prospective buyers around.

OSCAR JAMES

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To buy or not to buy....
