

2 St. Amandas Close  
Kettering  
NN15 5UP

£270,000

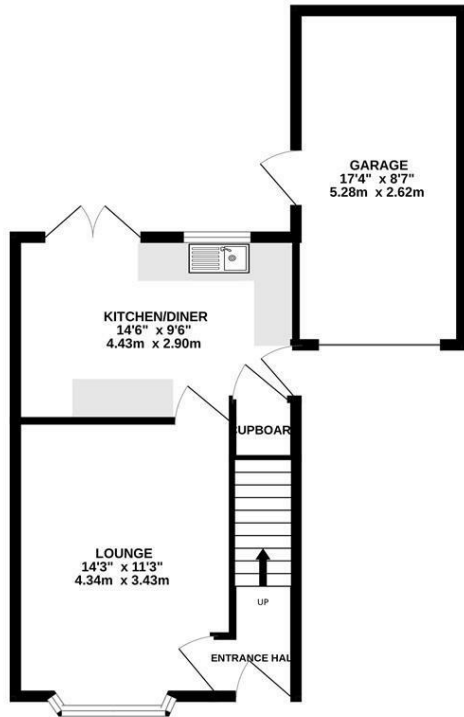


OSCAR JAMES

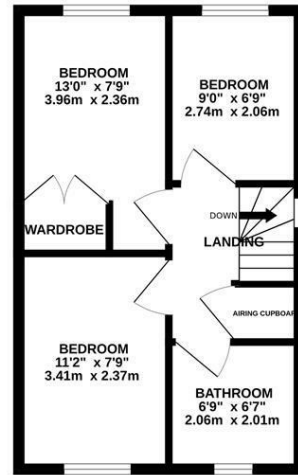
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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 and kitchen/diner



Refitted kitchen



Three bedrooms



Family bathroom



Secluded garden



Single garage and off road parking



## WHAT'S GREAT?

A fabulous three bedroom semi-detached home with SINGLE GARAGE situated in a quiet cul de sac within the very popular Ise Lodge estate which is very well serviced by shops, schooling, community centre and public house.

This property is in excellent condition and presents exceptionally well, with accommodation over two floors consisting of an entrance hall, lounge to front with bay window, an impressive refitted kitchen/diner to the rear has plenty of storage, including an under stairs cupboard, plumbing for washing machine, space for fridge/freezer and tumble dryer, built in double oven and hob with extractor over on the ground floor and to the first floor the three bedrooms are well proportioned and a good size, the master bedroom benefits from a double fitted wardrobe. A family bathroom with shower over the bath and airing cupboard complete this floor.

Outside there is a private enclosed low maintenance rear garden which very well maintained, low maintenance with astro turf lawn and a useful enclosed seating area provides an ideal space for outdoor entertaining and relaxing but with the benefit on being under cover, power and lighting fitted and a courtesy door leading into the single garage.

To the front there is a low maintenance garden area to the front with driveway to the side providing off road parking which leads to the single garage.

Please call sole selling agents Oscar James to arrange a viewing.

...expect excellence



# SELLER'S SECRET

Having settled in really well over the time we have been there it will be a shame to move but now that we have our young daughter we have seen a home we would really like to pursue back in our home town.



*Why we like it....*

A stunning home, will certainly impress on a viewing, call asap to make arrangements to view, it won't be around for long!

## OSCAR JAMES

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*To buy or not to buy....*

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