

31 Lawson Street  
Kettering  
NN16 8XU

Offers in the region of £190,000



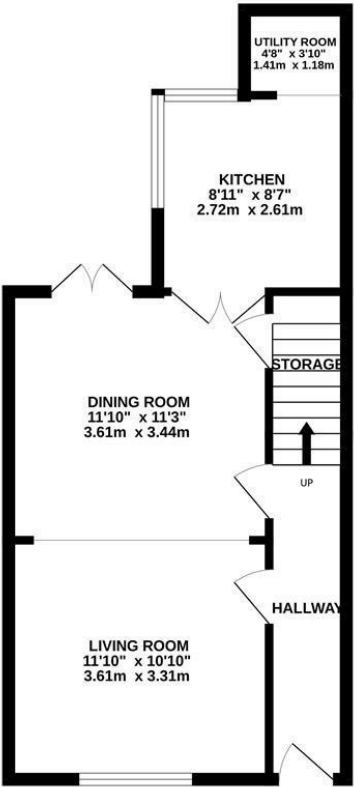
OSCAR JAMES

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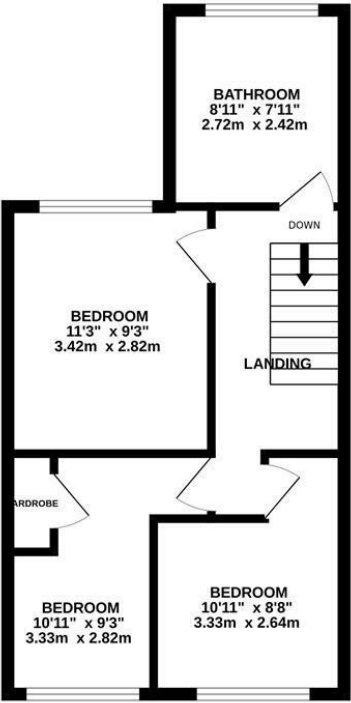


# FLOOR PLANS

GROUND FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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 / dining room



Kitchen plus utility area



Three bedrooms



Bathroom



Large rear garden



On street parking





## WHAT'S GREAT?

Offered in stunning condition is this impressive three-bedroom terrace property situated within walking distance of the town centre and local shops and amenities. On entering the property, you are greeted with a great size, open plan lounge / dining room which has an open fire as a centre feature making this a great family area. To the rear of the property is a modern fitted kitchen which offers a range of storage and also benefits from an additional utility room to the rear. To the first floor there are three well-proportioned bedrooms plus a three-piece bathroom suite.

Outside to the rear is a substantial and larger than average rear garden. There is a good size slab patio area plus a further wooden deck seating area with a fixed awning offering a great entertaining area. The garden is mainly laid to lawn with shrub borders and flower beds.

This property is a must to be viewed to see what it has to offer.

Call sole selling agents Oscar James to book your viewing today.

...expect excellence





# SELLER'S SECRET

This has been a great property and we have loved living here and hope the new buyers enjoy it as much as we have.



## Why we like it....

The property has been made into a home for the owners and offers great overall size and given it's location is within walking distance to local shops and amenities.

# OSCAR JAMES

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To buy or not to buy....

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