26 Britannia Road
Kettering
Northamptonshire
NN16 9RX

£450,000

OSCAR JAMES

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# WHAT'S GREAT?

A beautifully renovated, extended and improved home situated in a great location of Kettering, to the north side which has schooling, shops, nursery, supermarkets all close by.

The space on offer is extremely flexible set over two floors, the ground floor accommodation consists of an entrance hall, stunning shower room, a study/bedroom five/family room, dining room, lounge and extended kitchen/diner/family room to the rear which is a fabulous space for all to enjoy with bi folding doors allowing easy access to the private rear garden.

To the first floor there are four bedrooms, the master of which benefits from fitted wardrobes and another superbly presented ensuite shower room, a refitted family bathroom has the wow factor with a gorgeous free standing bath and separate shower cubicle.

Other features include, glazed lantern ceiling with spotlights to the kitchen/family room, refitted high gloss kitchen with double oven, induction hob and extractor, original parquet flooring, under flooring heating in the extended kitchen area, French doors leading out to the garden from the lounge.

Outside the space is generous with parking to the front on the block paved driveway, single garage with internal access door and electric remote controlled front door to garage, the garden to the rear is extremely well cared for, a great size, secluded with lawn, patio and established trees and shrubs.

A must view home, and one off.. call Oscar James Kettering to view asap!

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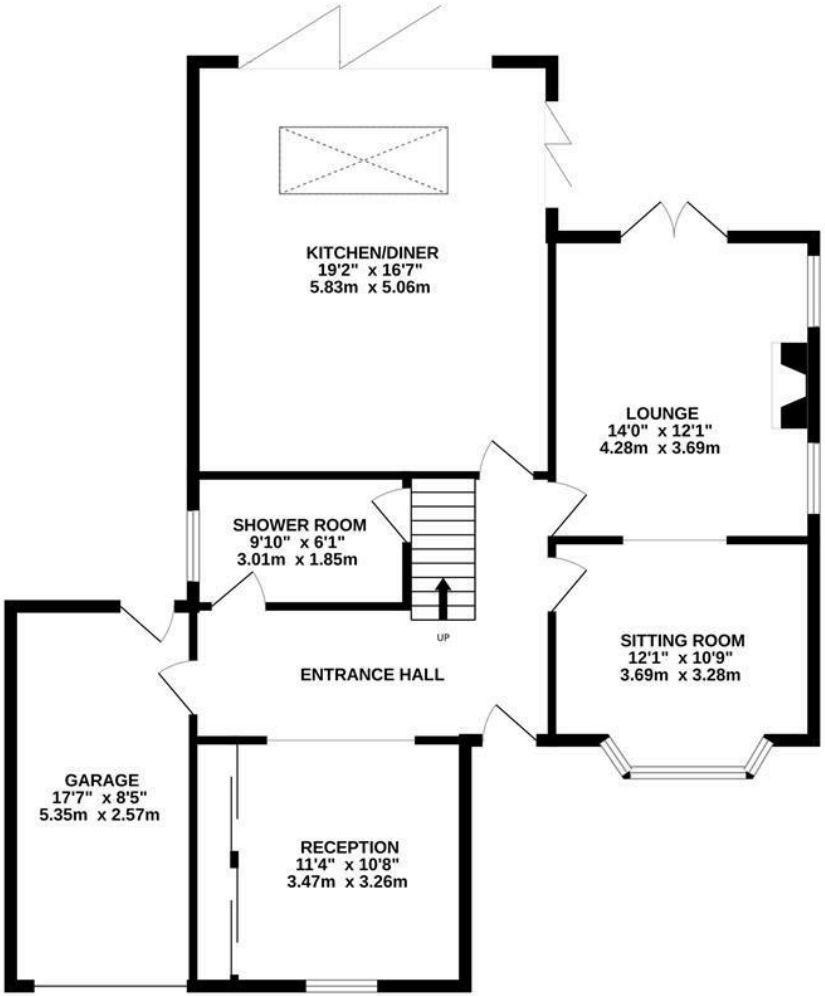
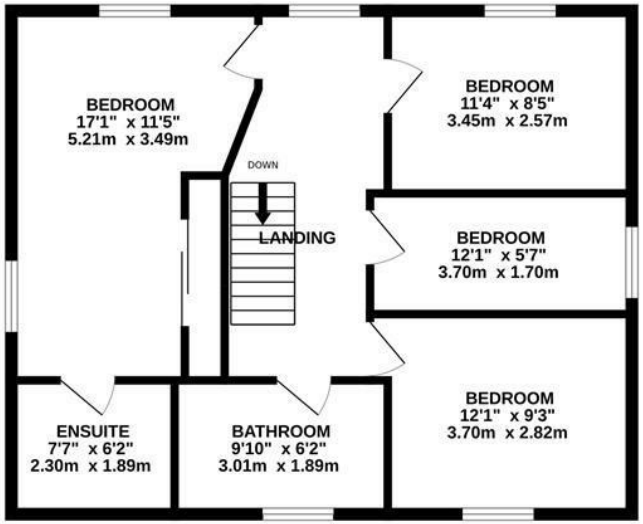
# Floor Plan

GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.




1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.




TOTAL FLOOR AREA : 1767 sq.ft. (164.2 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...

- Three reception rooms
- Refitted kitchen/diner/family room
- Four bedrooms
- Refitted ground floor shower room, ensuite and bathroom
- Secluded garden
- Single garage and off road parking

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# SELLER'S SECRET

We have lived here very happily for many years and have made lots of improvements and changes over time which we have been very pleased with, the garden is especially great in the warmer months, we love having the doors open to make a large entertaining space when the family visit.

## Why we like it....

A lovely home, great size with plenty of space, the ground floor reception room with shower room could make an ideal bedroom for a family member needing ground floor living.

## To buy or not to buy....


OSCAR JAMES

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