128 Mill Road
Kettering
Northamptonshire
NN16 0RL

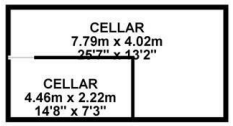
£400,000

OSCAR JAMES

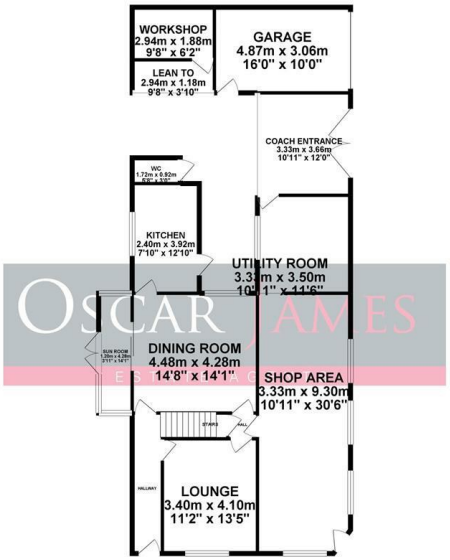
...expect excellence

FLOOR PLANS

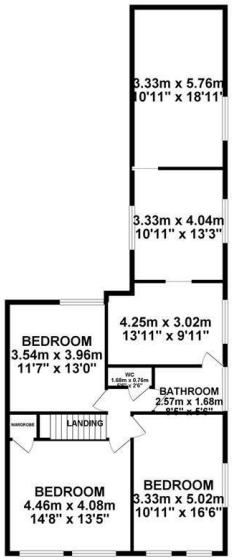
BASEMENT LEVEL 31.32 sq. m.
(337.08 sq. ft.)



GROUND FLOOR 136.24 sq. m.
(1466.52 sq. ft.)



1ST FLOOR 105.35 sq. m.
(1133.94 sq. ft.)



TOTAL FLOOR AREA : 272.91 sq. m. (2937.54 sq. ft.) 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...

- Numerous reception rooms
- Kitchen breakfast room
- Three bedrooms and three further rooms which could convert
- Separate WC and bathroom
- Courtyard and side garden plot
- Off road parking and over sized garage

WHAT'S GREAT?

Offered to the market with fantastic development potential is this detached residence which benefits from a good size side plot which sides on to Linden Avenue. In the valuers opinion, the side plot could become home to a variety of different types of properties from a block of flats to a row of terrace homes and many more. The current owners did have planning permission for four new build flats which lapsed in 2007.

This property which dates back to approx.1890, presently offers entrance hall, sitting room, dining room, sun room, a kitchen breakfast room, good size shop frontage, further storage rooms and cellar, the first floor currently offers three bedrooms, separate WC, bathroom and three further rooms which could convert to further bedrooms. to the rear is an over sized single garage, storage room and utility room.

With the property sitting at approx. 2937 sq ft, this is an ideal project for any HMO developer or builder who wants to convert the property to a number of different dwellings and then develop the side plot to maximise their return.

SELLER'S SECRET

We have been here for over 40 years and have loved our time here. We have not realised till we have started to look for our next home just how big our house has been.

To buy or not to buy....

Why we like it....

This property and plot would provide fantastic potential for any builder or buy to let investor. The property sits within easy reach of Kettering town centre, park land and good schooling.

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH
01536 415777
www.oscar-james.com