

11 Ettrick Close
Kettering
Northamptonshire
NN16 9FJ

£339,995



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

** Buy this property through Oscar James and receive a bottle of Champagne on completion!
**

An absolute must view home which has been extended and improved by the current owner!

We are delighted to offer to market this FOUR bedroom, detached property situated in the North end of Kettering.

The property has been altered and extended extensively to provide a cinema room (which could easily be used as an office or play room also), a large lounge which in turn leads to a good size kitchen/diner/family room at the rear, there is also a utility room/pantry and cloakroom.

To the first floor there are four bedrooms, the master of which enjoys ensuite facilities, and a family bathroom.

The garden to the rear is laid to lawn with retaining timber fencing and a fabulous alfresco bar

and seating area, to the front there is a lawn and driveway providing off road parking for two vehicles.

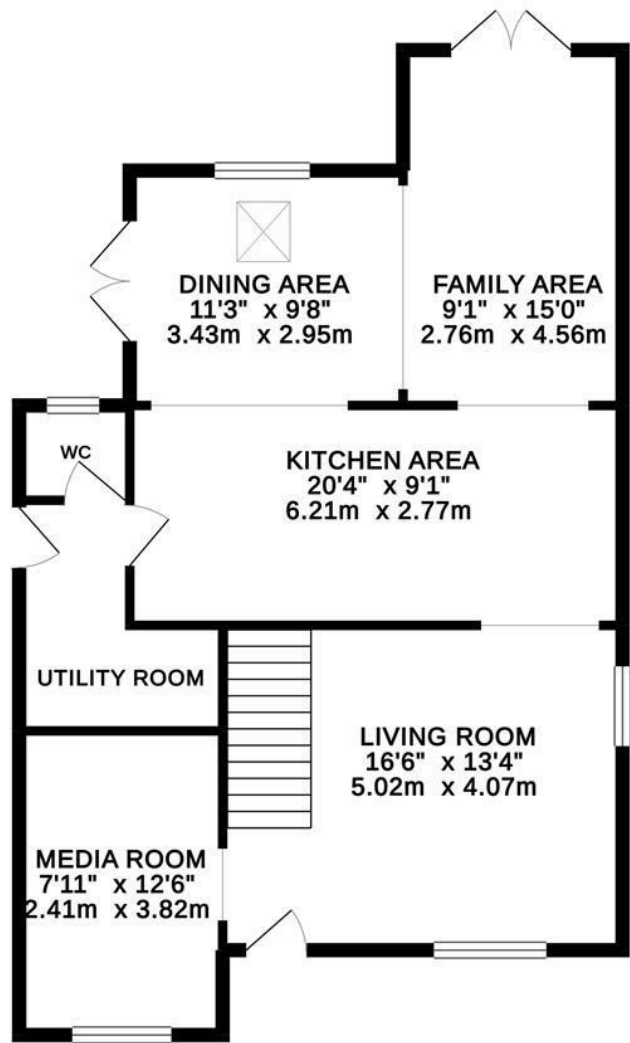
This property is unique in style and layout and is a superb house for entertaining friends and family and we would sincerely recommend viewing to appreciate all it has to offer.

Call Oscar James on 01536 415777 today to discuss things further.

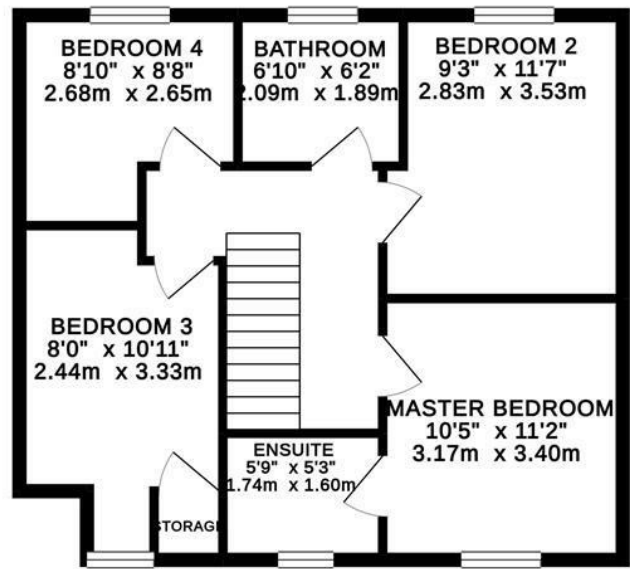
...expect excellence

FLOOR PLAN

GROUND FLOOR 828 sq. ft.
(76.9 sq. m.)



1ST FLOOR 549 sq. ft.
(51.0 sq. m.)



TOTAL FLOOR AREA : 1377 sq. ft. (127.9 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.
Made with Metropix ©2019



AT A GLANCE...



Versatile ground floor living space



Fabulous kitchen



Four bedrooms



Ensuite to master, family bathroom and ground floor WC



Enclosed rear garden



Driveway





SELLER'S SECRET

This has been a great home for me since owning it and I have made numerous alterations and improvements. It is a very social house where people always visit and enjoy the garden and space it has to offer. I am looking to downsize and possibly relocate hence the reason for the sale.



Why we like it....

A great property and one off! It must be viewed to be appreciated!

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH

01536 415777

www.oscar-james.com

To buy or not to buy....
