

3 Torville Crescent  
Kettering  
Northamptonshire  
NN15 7EN

£275,000



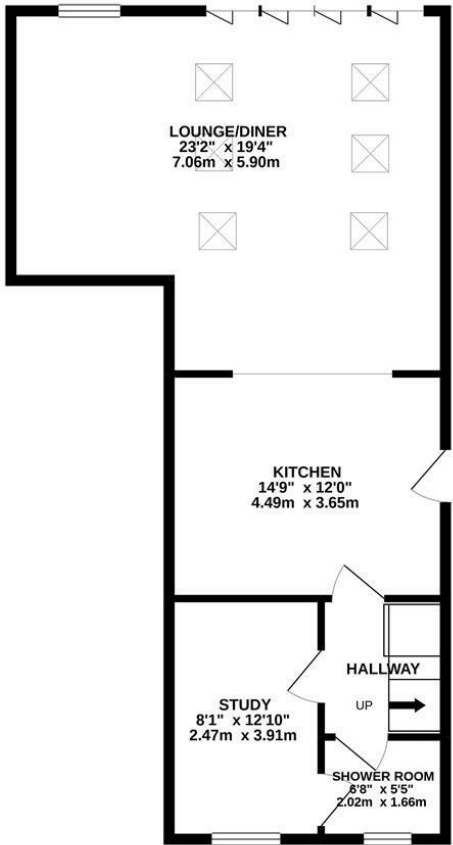
OSCAR JAMES

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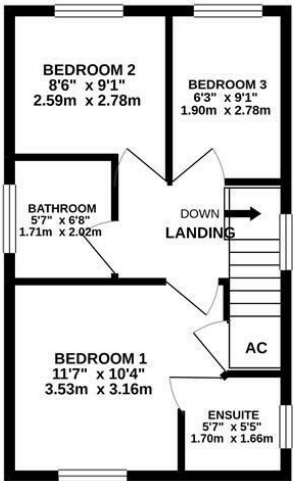


# FLOOR PLANS

GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 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 misstatement. 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...



Stunning open plan living space



Beautifully refitted kitchen



Three / four bedrooms



Family bathroom, ensuite to master bedroom and ground floor shower room



Wrap around, low maintenance rear garden



Driveway, garage & gravel area



## WHAT'S GREAT?

Situated on the hugely popular Kettering Leisure Village development, close to a range of amenities including superb schooling, shops, restaurants, pubs and gym / leisure facilities and also enjoying excellent commuter links with Kettering's railway station just a short walk away, along with the A14 / A43 road links within a moment's drive this simply gorgeous home has a LOT to offer.

The property itself has been thoughtfully extended and modernised, offering stylish accommodation over two floors with a wonderful open plan living space. In brief the accommodation comprises, large lounge dining room with full height ceiling with bi fold doors onto the garden which leads into a beautifully re-fitted kitchen with a range of units, integrated appliances, and breakfast bar. The lounge, dining area, kitchen and hallway all benefit from newly laid flooring with underfloor heating. There is also a versatile additional reception room on the ground floor which could be used as a bedroom / home office or second sitting room along with a ground floor shower room.

On the first floor there are three further bedrooms and a well-appointed family bathroom. The master bedroom also benefits from an en-suite shower room.

Outside, there is a wonderfully private, wrap around garden which is low maintenance and enjoys a sunny aspect.

To the front there is a driveway and additional graveled area which leads to a single garage with power and light and the added convenience of a courtesy door to the side.

This lovely home is a real 'one off' and as such viewing is essential, to arrange yours or for more information contact sole selling agents Oscar James today.

No onward chain.

...expect excellence





# SELLER'S SECRET

The property is offered to the market with no onward chain and is available to view, Oscar James hold keys and can therefore accommodate a viewing at any time.



## Why we like it....

We think this property is absolutely stunning, it really does need to be viewed to be appreciated and promises to WOW.

Kettering Leisure Village is arguably one of the areas best modern developments and offers something for everyone.

Be quick though, we don't expect this property to be on the market for long!

# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
01536 415777  
[www.oscar-james.com](http://www.oscar-james.com)

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

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