

95 St. Michaels Road
Kettering
Northamptonshire
NN15 6AU

£275,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

** Check out our video tour **

A stunning, four bedroom, semi-detached home situated at the end of a quiet road within walking distance to Kettering's railway station and town centre.

This gorgeous property has been much improved by the present owners and really does need to be viewed to be appreciated.

The spacious and versatile accommodation is set out over four floors and comprises; welcoming entrance hall with original flooring, lounge with feature fireplace, dining room / second reception room again with open fireplace, fabulous kitchen family room with space for a dining table and study / reading area to the rear. There is also a ground floor WC.

The basement has been professionally converted and is currently used as an additional bedroom although naturally this space is incredibly versatile and enjoys

natural light and a radiator.

On the first floor expect to find two generous bedrooms and a stylish four piece bathroom with roll top bath and separate shower.

The loft has been professionally converted to create the master bedroom with Velux windows and additional eaves storage.

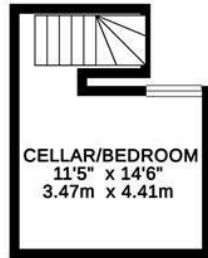
Outside the rear garden is low maintenance and totally private, with an outside bar and brick built outbuilding completing this amazing property!

Viewing is an absolute must, to arrange yours contact sole selling agents Oscar James on 01536 415777 today.

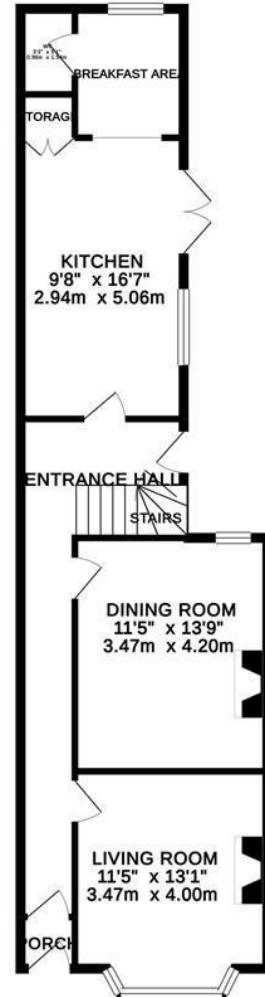
...expect excellence

FLOOR PLAN

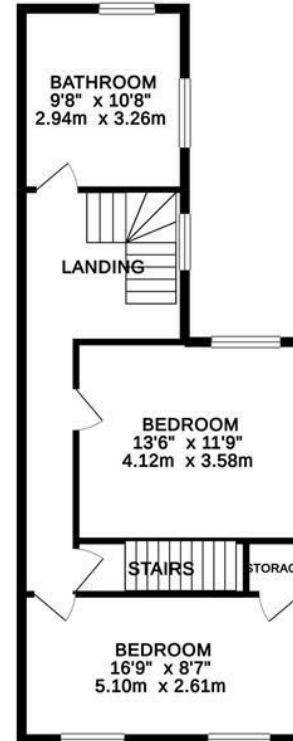
BASEMENT 143 sq. ft.
(13.3 sq. m.)



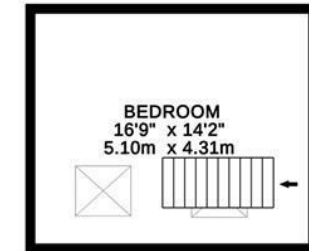
GROUND FLOOR 683 sq. ft.
(63.4 sq. m.)



1ST FLOOR 582 sq. ft.
(54.1 sq. m.)



2ND FLOOR 237 sq. ft.
(22.0 sq. m.)



TOTAL FLOOR AREA : 1645 sq. ft. (152.8 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...



Lounge, dining room and breakfast area off the kitchen



Fabulous kitchen breakfast room



Three / Four bedrooms



Stylish family bathroom and ground floor WC



Private, enclosed rear garden



Relaxed, on street parking





SELLER'S SECRET

We absolutely love our home! We've lived here for almost 10 years and it's been a wonderful property to raise our children in. The location is great, it's just a short walk to the town and you have some excellent schools on your doorstep. Parking is very relaxed in this part of the street too!



Why we like it....

We think this property is an absolute stunner. It ticks all the right boxes for the perfect family home and as they say, "location, location, location"! Be quick though as we don't expect this instruction to hang around!

To buy or not to buy....

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH

01536 415777

www.oscar-james.com