

137 St. Peters Avenue  
Kettering  
Northamptonshire  
NN16 0HD

£230,000 offers in excess of

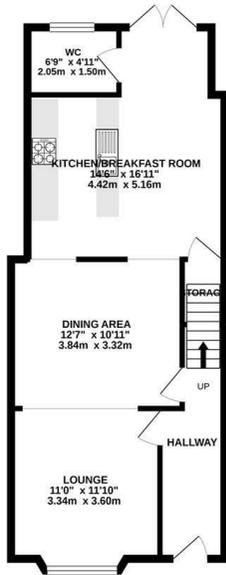


OSCAR JAMES

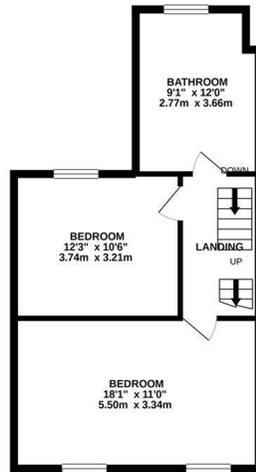
...expect excellence

# FLOOR PLANS

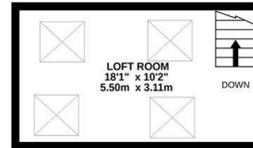
GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR  
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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...



Stunning lounge/diner



Gorgeous refitted kitchen



Two bedrooms plus loft room



Refitted bathroom



Fabulous garden



On street parking



# WHAT'S GREAT?

A spectacular home which must be viewed to be believed!!!

We are absolutely delighted to offer this superb bay fronted home situated on the popular tree lined avenue of St Peters Avenue.

The current owners have completely renovated this property from top to bottom to the highest of possible standards.

From the moment you enter into the hallway from the beautiful original front door you cannot fail to be impressed, there is a stunning open plan lounge/diner/kitchen with fabulous ceramic tiled flooring, feature fireplace and bay window. The kitchen area, having been fully replaced is immaculate with an island, granite work surfaces and ample storage, to the rear of the property expect to find French doors leading out to the fully landscaped and remodelled garden as well as a utility room with cloakroom.

To the first floor there are two very sophisticated double bedrooms, the master being a generous size with two windows to the front, an incredible four piece bathroom completes this floor with free standing bath, separate shower cubicle and feature marbled wash hand unit.

Then, as an extremely useful and versatile space there is a loft room accessed by a permanent staircase with plenty of storage and good head height with Velux style windows. This is a perfect craft room, office or teenagers den.

Outside, to the front there is a courtyard garden and to the rear the garden is fabulous, with raised levels providing covered seating with power and lighting, artificial turf and raised beds, newly replaced weave fencing and gated access to the front.

We are absolutely delighted to represent the owner of this home and really do look forward to showing prospective purchasers around.

Call sole selling agents Oscar James on 01536 415777 to arrange your viewing today!

...expect excellence



# SELLER'S SECRET

We really hope the new owners of our home appreciate and love it as much as we have, having lived here for over 30 years it will be hard to leave as we love it but we are looking forward to a new adventure as a family.



*Why we like it....*

An absolutely stunning property which certainly delivers on the WOW factor!

## OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

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