

46 Green Lane  
Kettering  
Northamptonshire  
NN16 0DA

£209,995



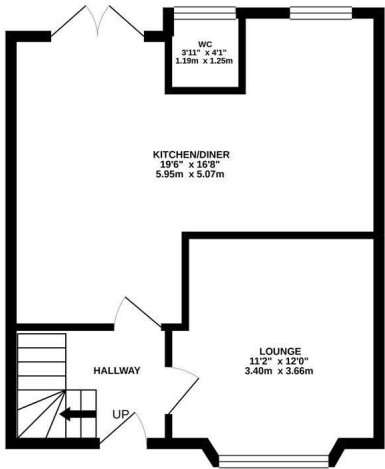
OSCAR JAMES

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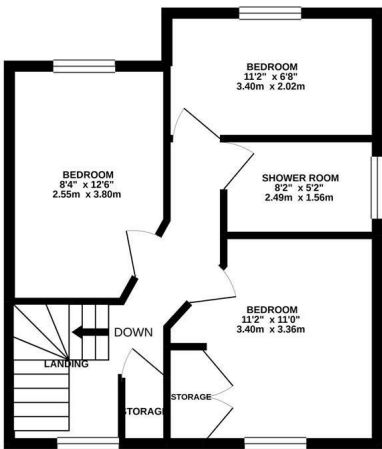


# FLOOR PLANS

GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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 Miroplan 1/2020



## AT A GLANCE...



Lounge, kitchen/diner



Refitted kitchen with integrated appliances



Three double bedrooms



Refitted wet room and cloakroom



Courtyard gardens front and rear



On street parking



## WHAT'S GREAT?

An ideally positioned bay fronted semi detached home situated close to Kettering Town Centre and train station offered to market with NO CHAIN.

This attractive property benefits from a refitted kitchen and refitted first floor wet room and three DOUBLE bedrooms as well as UPVc double glazing, cloakroom, plenty of storage including wardrobes and original cupboards and gas radiator heating.

in brief the accommodation consists of an entrance hall, lounge to the front with bay window and a good size dining room which is open plan to the refitted high gloss white kitchen with integrated dishwasher, washing machine, tumble dryer, microwave, water filter and freezer with space for a fridge as well as doors leading out to the courtyard rear garden.

To the first floor there are three double bedrooms and a refitted wet room with large shower area.

Outside to the front there is a garden area with a pretty archway over the path which leads to the front door and to the rear there is a courtyard garden ideal for bbq's and relaxing.

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

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# SELLER'S SECRET

This property has been in the family for many many years but we have now have the need to sell and relocate to the North of the Country.



## Why we like it....

A lovely position, close to the town centre but tucked away with three very well proportioned bedrooms. A definite must view home!

# OSCAR JAMES

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To buy or not to buy....

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