

Paston House Kettering Road
Little Cransley
Northamptonshire
NN14 1PJ

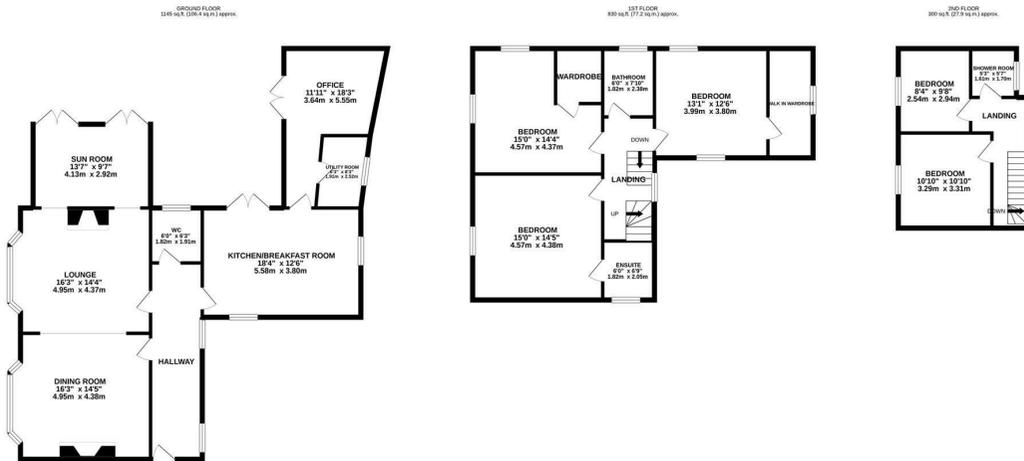
£650,000



OSCAR JAMES

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FLOOR PLANS



TOTAL FLOOR AREA: 2276 sq ft. (211.4 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...



Lounge, dining room, study/snug, kitchen/breakfast room



Stunning kitchen/breakfast room



Five bedrooms



Family bathroom, ensuite to master, shower room and cloakroom



Gardens front and rear



Double garage



WHAT'S GREAT?

Offered with NO chain and in exceptional condition and presentation Paston House is a must view home!

We are delighted to represent the owner in the sale of this beautiful property situated in Little Cransley, close to shops, amenities and main road links including the A43 and A14 and just a short drive to Kettering train station providing direct access to London St Pancras in approximately one hour.

The property itself is stunning from the moment you enter via the gorgeous front door with original stained glass, the original mosaic tiled flooring leads through the grand hallway to the living accommodation consisting of a large, open lounge/diner with bay windows, high ceilings, feature fireplaces, one of which has a multi fuel burner and stripped wood flooring, to the rear of this room expect to find a third reception room, currently being used as a light and bright study area with direct access to the garden via French doors. A beautifully refitted kitchen/breakfast room with integrated appliances and access to the garden can also be

found, as well as a cloakroom, utility/pantry room and finally a large annex room which is currently being used as a therapy room for the owners business (this room could easily be used as another sitting room/home office/play room or bedroom).

To the first floor expect to find three large double bedrooms, the master of which enjoys ensuite facilities, the two further bedrooms have large storage areas which could potentially be altered to ensembles also. A family bathroom with free standing bath completes this floor.

A second stair case leads up to the top floor where you can expect to find two further bedrooms and a shower room.

Outside the property benefits from a double garage and gardens front and rear, the rear garden is an excellent size and enjoys a good degree of privacy, laid to lawn with entertaining areas.

Call sole selling agents Oscar James Kettering on 01536 415777 to make arrangements to view.

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SELLER'S SECRET



Why we like it....

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To buy or not to buy....
