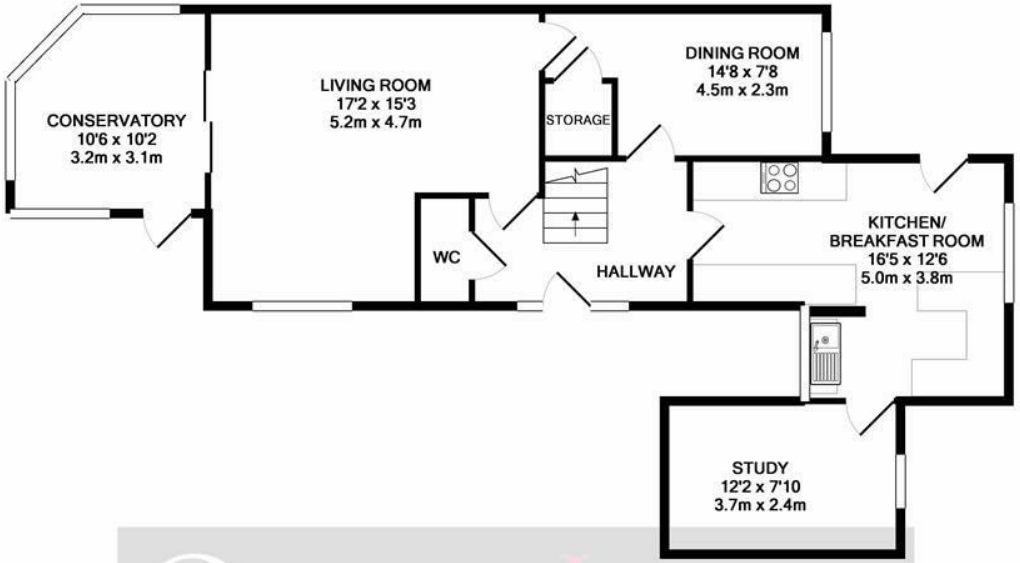
48 Walsingham Avenue
Kettering
Northamptonshire
NN15 5ER

£296,500

OSCAR JAMES

...expect excellence

FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 802 SQ.FT.
(74.5 SQ.M.)

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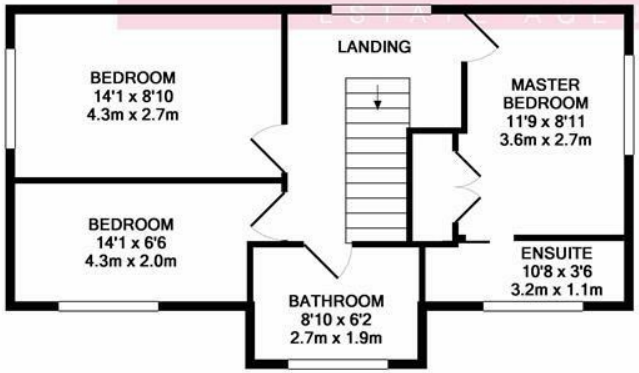
ESTATE AGENTS



1ST FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1314 SQ.FT. (122.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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...

- Living room, dining room and partly converted garage
- Lovely refitted kitchen
- Three double bedrooms
- Family bathroom, ensuite to master and cloakroom
- Enclosed rear garden
- Block paved driveway for 2/3 vehicles

WHAT'S GREAT?

A fabulous home presented in immaculate condition throughout and situated on the Ise Lodge estate this property is a definite must view! with NO CHAIN!

Previously a FOUR bedroom home this now three bedroom home has been thoughtfully altered and extended by the current owners.

You will now find an inviting entrance hall which leads to a lovely size lounge which in turn leads to a conservatory, an extended and refitted kitchen, cloakroom and dining room on the ground floor.

On the first floor there are three double bedrooms, a refitted family bathroom and the master bedroom now benefits from fitted wardrobes and an ensuite shower room.

The garage as been partly converted to provide a useful home office or music room but retains a reasonable amount of space for storage.

Other benefits include solar panels to the roof which provide an annual income of over £600, air conditioning in bedroom one and the home office and a secluded garden along with a block paved driveway providing off road parking for 2/3 vehicles.

Call sole selling agents Oscar James on 01536 415777 to arrange an early viewing of this truly beautiful home.

...expect excellence

SELLER'S SECRET

This has been home for our family for some time now and we have been extremely happy living here, the changes we have made internally also have much improved the living space and we love having an ensuite shower room now.

Why we like it....

We think this is a fabulous house, presented in a very tidy manner and you cannot help liking it. Ise Lodge is a very popular part of Kettering with its schools and shops close by.

To buy or not to buy....

OSCAR JAMES

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