

208 Blandford Avenue  
Kettering  
Northamptonshire  
NN16 9AT

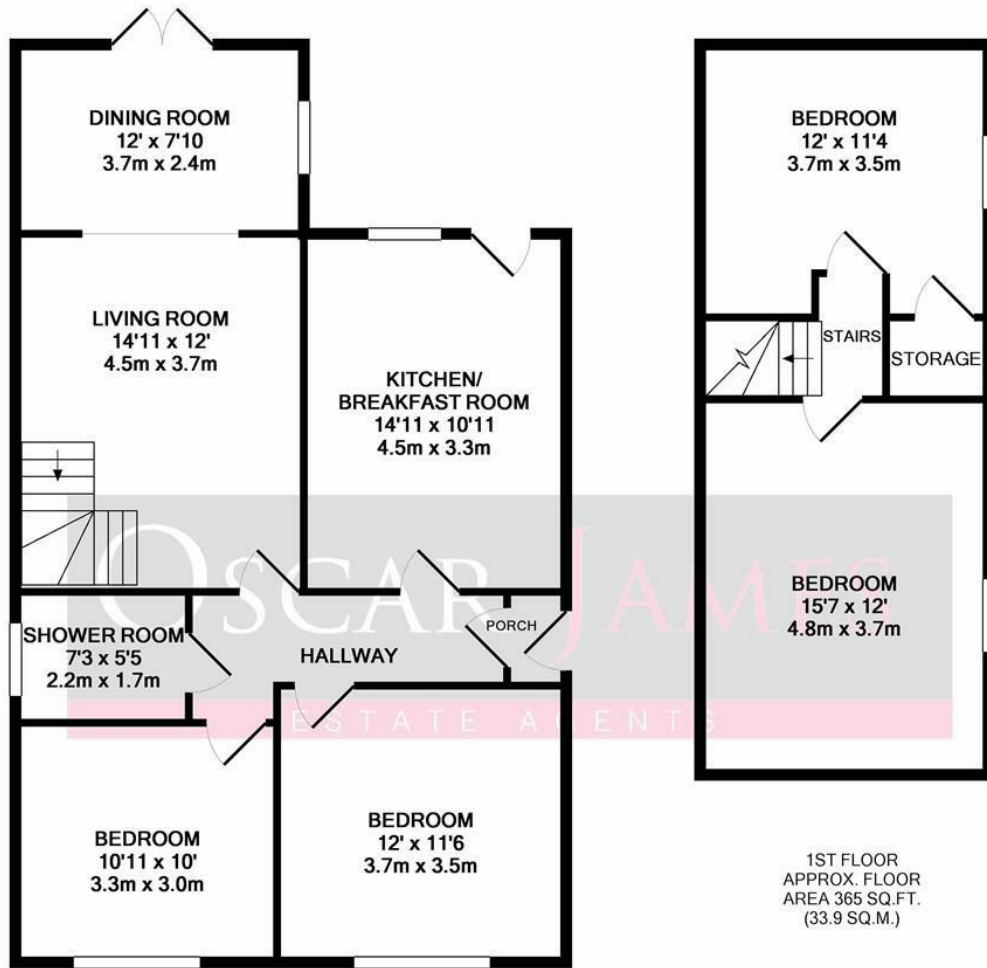
£250,000



OSCAR JAMES

...expect excellence

# FLOOR PLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 790 SQ.FT.  
(73.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1155 SQ.FT. (107.3 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...



Extended lounge dining room



Refitted kitchen breakfast room



Four bedrooms



Ground floor shower room



South facing rear garden



Large driveway and garage



# WHAT'S GREAT?

A beautifully presented, four bedroom detached home situated in an excellent residential location in the north end of Kettering.

This lovely property has been thoughtfully extended and offers spacious accommodation across two floors which comprises; entrance hall, large lounge which opens into a dining room, refitted kitchen, two ground floor bedrooms and shower room.

On the first floor expect to find two further bedrooms.

Outside there is a beautifully landscaped, south facing rear garden which enjoys a good degree of privacy. To the side is a single garage and large driveway.

Viewing of this lovely home is essential, to arrange yours contact sole selling agents Oscar James on 01536 415777 today.

No onward chain.

...expect excellence



# SELLER'S SECRET

Having lived in the property for a number of years we can honestly say that the location is excellent and so are the neighbours!

We love our south facing rear garden, it enjoys the sun all day and is reasonably private .

We are simply looking to sell the house as we have bought a bungalow around the corner which we are in the process of moving into.



## Why we like it....

We think this property represents exceptional value for money, offering spacious accommodation and in a superb location we don't expect the house to be on the market for long so be quick and arrange your viewing today.

# 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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