

257 Rockingham Road
Kettering
NN16 9JE

£400,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Not only does this property have location, size and garden on its side it also has bags of potential to re model or improve and is offered to market with NO CHAIN.

With the accommodation consisting of an entrance hall, lounge, family/dining room, kitchen, large utility room and cloakroom on the ground floor and four DOUBLE bedrooms on the first with a master benefitting from a dressing area and ensuite plus a family bathroom this property is an excellent size and would make a fabulous home for someone new.

The garden to the rear must be mentioned, a superb space which really is a key feature of this home. Large, established and enclosed with excellent privacy this is a space to be proud of. Expect to find a pond, fruit and

vegetable patches, an array of summer flowers including Wisteria bush, an enclosed pergola area for relaxing, lawn and gated access to the front. The front garden has tall hedging providing excellent privacy enclosing the driveway which provides off road parking for two/three vehicles and a garage which is larger than average.

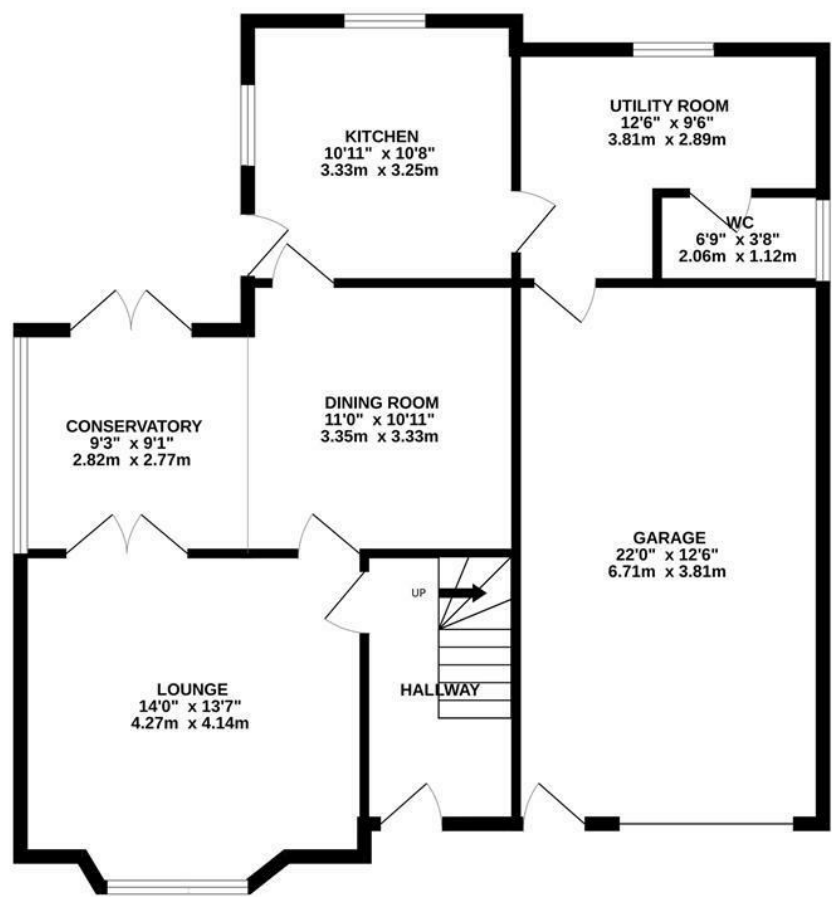
AGENT NOTE: please be advised that some photographs have been amended by means of clearing items that currently remain in the property for ease and presentation purposes.

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

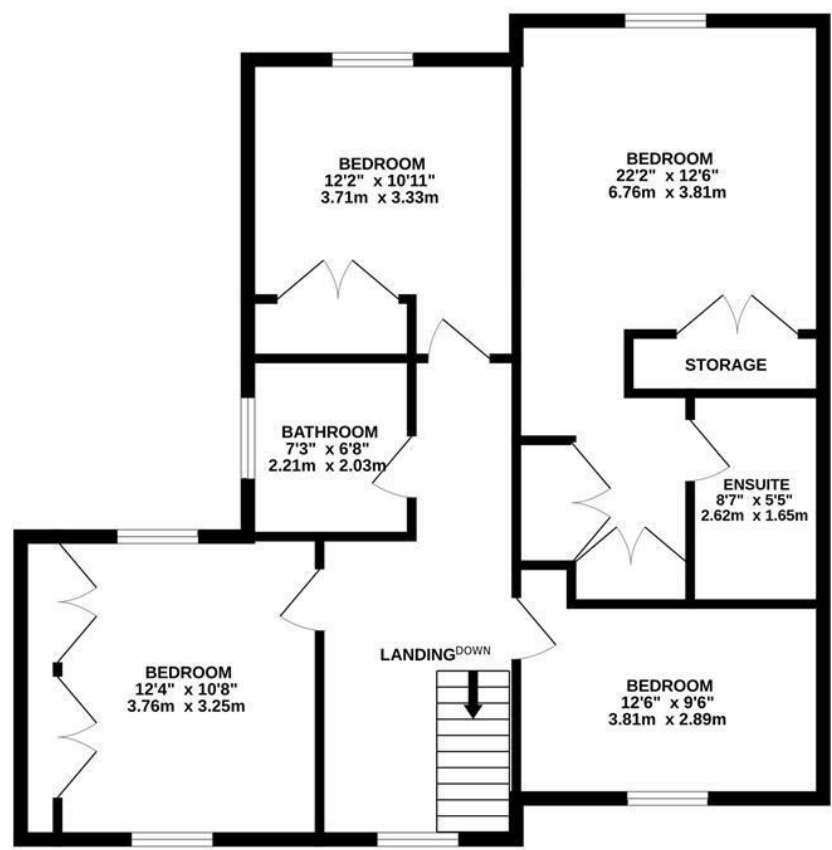
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Floor Plan

GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
856 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 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 and family/dining room



Modern kitchen and refitted utility room



Four double bedrooms



Family bathroom, ensuite and cloakroom



Superb garden



Larger than average garage and off road parking





SELLER'S SECRET

The property is currently going through the process of probate which is already underway.



Why we like it....

A great property, needs updating yes, but with some attention and care will be a fabulous family home.

OSCAR JAMES

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To buy or not to buy....
