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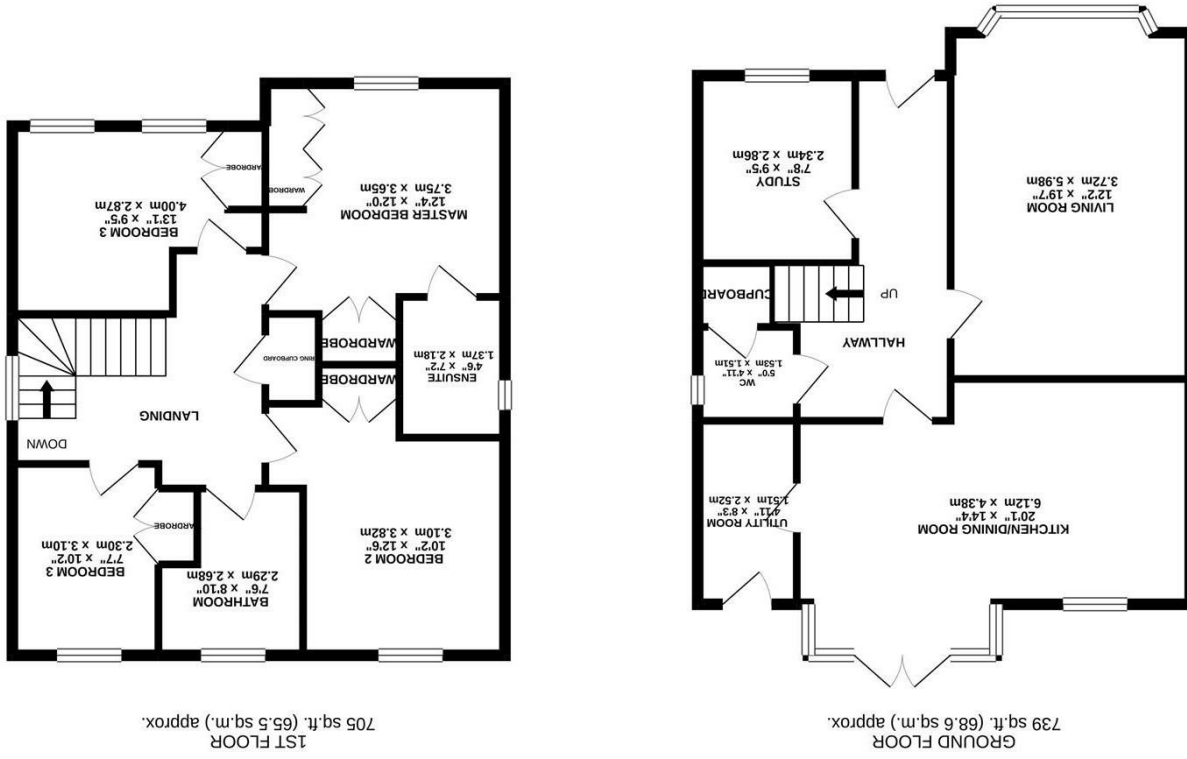
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NORTHAMPTONSHIRE  
NN14 4JH

**Rothwell**  
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TOTAL FLOOR AREA: 1444 sq.ft. (134.2 sq.m.) approx.



3 Kirby Street, Barton Seagrave, NN15 5GR  
Guide price £450,000

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This modern and beautifully presented David Wilson family home is perfectly situated at the front of the desirable Bertone Manor development, located just off Warkton Lane. With generously sized rooms throughout, this home enjoys two reception rooms, open plan kitchen/ dining room, utility room, guest w/c, four good sized bedrooms, en-suite shower room, family bathroom and plenty of built-in storage. The property occupies a sizeable plot and so offers a highly private rear garden that faces an easterly direction and has been purposefully landscaped to incorporate a lawn and outside dining areas. There is also gated access to the side, where you will find off road parking and access into the garage, which is fully functional with power and light, via an up and over door.

Upon entry to the property, you are greeted by a spacious entrance hall which showcases Amtico flooring throughout the ground floor accommodation. Both the study and living room are generous in size and accessed from the entrance hall, the living room of which enjoys an impressive bay window to the front aspect, allowing plenty of natural light to fill the room. Definitely the heart to this home, the kitchen comprises a range of eye and base level units, an integral AEG double oven, hob, fridge/ freezer, dishwasher and plenty of space to accommodate a family sized dining table and chairs with views and access out to the rear garden via double French doors. Further space for appliances can also be housed within the adjoining utility room. To the first floor, all four bedrooms have been beautifully decorated and benefit from built-in wardrobes, the master of which also enjoys an en-suite shower room. The family bathroom concludes the accommodation and is complete with a four-piece suite comprising a shower cubicle, low level w/c, bath and a pedestal wash hand basin.



**Living Room**  
19'7" x 12'2" (5.98 x 3.72)

**Study**  
9'4" x 7'8" (2.86 x 2.34)

**Kitchen/ Dining Room**  
20'0" x 14'4" (6.12 x 4.38)

**Utility Room**  
8'3" x 4'11" (2.52 x 1.51)

**Guest WC**  
5'0" x 4'11" (1.53 x 1.51)

**Master Bedroom**  
12'3" x 11'11" (3.75 x 3.65)

**Ensuite**  
7'1" x 4'5" (2.18 x 1.37)

**Second Bedroom**  
12'6" x 10'2" (3.82 x 3.10)

**Third Bedroom**  
13'4" x 9'4" (4.08 x 2.87)

**Fourth Bedroom**  
10'2" x 7'6" (3.10 x 2.30)

**Family Bathroom**  
8'9" x 7'6" (2.68 x 2.29)

