

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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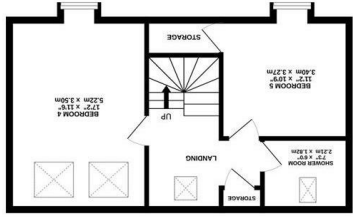
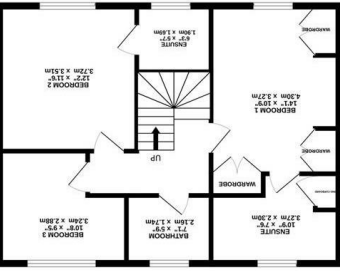
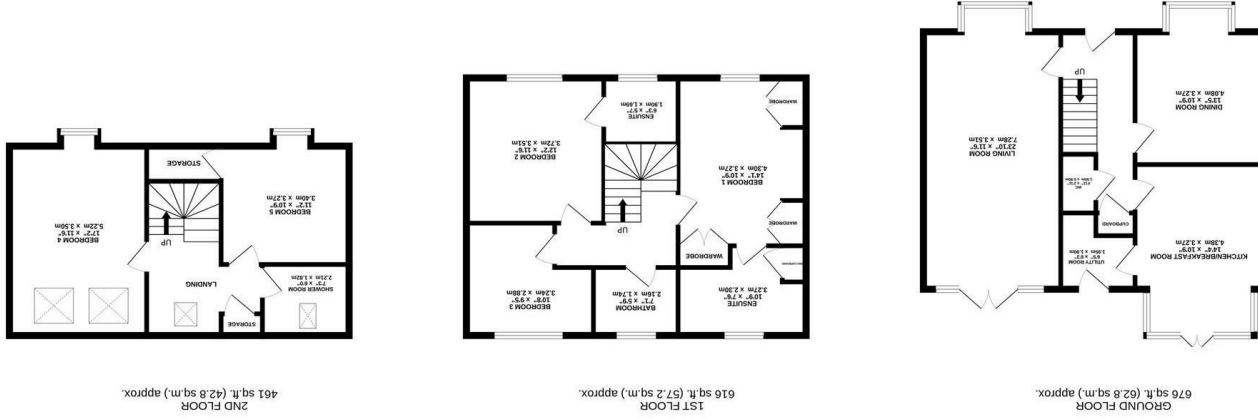
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19 Sulgrave Street, Kettering, NN15 5GQ
Offers in excess of £490,000

5 4 3 B

Situated within the sought-after Berton Manor development, just off Walkton Lane, is this beautifully presented five bedroom family home. Built by Barrett Homes, the spacious fully alarmed accommodation comprises, a living room, a dining room, a kitchen/breakfast room, a utility room, a downstairs w/c, five double bedrooms, lots of storage, two ensuites, a shower room, and a family bathroom. Externally, the private rear garden is mostly laid to lawn with mature shrubs to the borders and an additional paved patio, which is the perfect space for outdoor furniture and dining. To the side of the property, you will find a double garage that benefits from power and light, plus a driveway with space for a further four cars. Access can be gained to the rear garden from the driveway via a side gate.

Upon entry to the property, you will find the entrance hall, which gives access to all accommodation and the rising staircase to the first floor. The spacious living room boasts dual aspect views, allowing lots of natural light while also giving access to the garden via French doors. The kitchen/breakfast room has a range of eye and base level units, an integrated double oven, gas hob, dishwasher, and fridge/freezer. There is also a central breakfast island and French doors providing access to the garden. Further appliances can be housed in the adjoining utility room. The separate dining room boasts a bay fronted window and ample space for a dining table and chairs. On the first floor, you will find the family bathroom and three of the double bedrooms, including the generously sized master bedroom, which benefits from built-in wardrobes and an ensuite comprising a bath, shower enclosure, a low level w/c and wash basin. Bedroom two also benefits from an ensuite shower room. The family bathroom includes a bath, a low level w/c and a hand wash basin. On the second floor, you will find two further double bedrooms and a three piece shower room.

EPC - B
COUNCIL TAX BAND - F



Kitchen/Breakfast Room
14'4" x 10'8" (4.38m x 3.27m)

Dining Room
13'4" x 10'8" (4.08m x 3.27m)

Living Room
23'10" x 11'6" (7.28m x 3.51m)

Utility Room
6'4" x 6'2" (1.95m x 1.90m)

WC
4'11" x 2'11" (1.5m x 0.90m)

Bedroom 1
14'1" x 10'8" (4.30m x 3.27m)

Bedroom 2
12'2" x 11'6" (3.72m x 3.51m)

Bedroom 3
10'7" x 9'5" (3.24m x 2.88m)

Bedroom 4
17'1" x 11'5" (5.22m x 3.50m)

Bedroom 5
11'1" x 10'8" (3.40m x 3.27m)

Bathroom
7'1" x 5'8" (2.16m x 1.74m)

Ensuite (Bedroom 1)
10'8" x 7'6" (3.27m x 2.30m)

Ensuite (Bedroom 2)
6'2" x 5'6" (1.90m x 1.69m)

Shower Room
7'3" x 5'11" (2.21m x 1.82m)