THE ESTATE AGENT CHBIS CEOBRE

plan made with Metropix 2014. Fixtures and fittings may vary at point of sale. 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 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

TOTAL FLOOR AREA: 766 sq.ft. (71.1 sq.m.) approx.

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NN17 1BH **NORTHAMPTONSHIRE** COBBA **JA SPENCER COURT** Corby

HIT TINN **NORTHAMPTONSHIRE NOTS9A9HT 55 HICH STREET Iprapston**

NN14 PBO **NORTHAMPTONSHIRE ROTHWELL** 30 HICH STREET Rothwell

NN160DQ **NORTHAMPTONSHIRE KETTERING** 12B HORSEMARKET Kettering

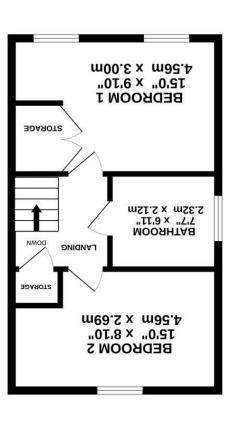
2.74m x 2.38m 8.0" × 7'10" KITCHEN YAWJJAH STORAGE

383 sq.ft. (35.6 sq.m.) approx.

mS8.8 x m88.4

"TT.TT x "0.ST

LIVING ROOM



1ST FLOOR 383 sq.ft. (35.6 sq.m.) approx.



2 Emerson Court, Barton Seagrave, NN15 6YD £140,000





55% SHARED OWNERSHIP

This beautifully presented two-bedroom semi-detached property is situated within a desirable estate in Barton Seagrave, surrounded by a wealth of amenities. Internally, the property offers a spacious living room, kitchen, ground floor WC, two double bedrooms, and a three-piece bathroom. Externally, you will find a well-maintained rear garden that is fully enclosed by timber fencing which provides both lawn and patio space, along with a timber storage shed. To the side of the property there is a double length driveway for up to two vehicles.

Upon entry, you are welcomed into the hallway, which provides access to all ground floor accommodation. The living room offers ample space for both living and dining furniture, along with views of — and access to — the rear garden. The kitchen is fitted with a range of eye and baselevel units, along with an integrated fridge freezer, oven, hob, extractor and washing machine. A large guest WC completes the ground floor accommodation. Rising to the first-floor landing, you are able to access both double bedrooms and the bathroom. The bathroom is fitted with a three-piece suite including a bathtub with shower over, low-level WC, and wash hand basin.

Kettering town centre is approximately a five-minute drive away and offers a wide range of amenities, including Kettering General Hospital, shops, supermarkets, cafés, restaurants, and more. Kettering Train Station is also nearby, providing frequent direct services to London — ideal for commuters.

Agents Note: There are approximately six years remaining on the NHBC warranty. The current charges, including rent, house insurance, and service charges, are approximately £335.00 per calendar month.

The property also benefits from accessible features. When built, the developers ensured the home would be suitable for those with disabilities by including wider doorways and the option to install a wet room in the downstairs WC

Council Tax Band: B EPC Rating: B















Kitchen8'11" x 7'9" (2 74 x 2 38

8'11" x 7'9" (2.74 x 2.38)

6'1" × 4'7" (1.86 × 1.41)

Bedroom One 14'11" x 9'10" (4.56 x 3.00)

Bedroom Two 14'11" x 8'9" (4.56 x 2.69)

Bathroom 7'7" × 6'11" (2.32 × 2.12)







