



97 Manor Road  
Barton Seagrave, NN15 6WE



**Simpson & Partners**

Offered in stunning condition is this 3-bedroom semi-detached property situated on the prestigious Redrow homes development within the sought after location of Barton Seagrave. The property is currently being offered on 70 % shared ownership basis with the option to staircase the purchase to 100 % share.

On arriving at the property, you will be greeted by a low maintenance front garden with access to the hardstanding driveway offering parking for 2 cars. The entrance hall offers access to the W/c plus the lounge / dining room. The light and airy lounge / dining rooms offers lots of family space and offers access to the rear garden. Leading off the dining area is the modern fitted kitchen again all offered in immaculate condition and offers a selection of built in appliances and a wealth of storage and workspace. To the first floor there are 3 well-proportioned bedrooms plus a 3-piece family bathroom. Outside the rear garden offers a good degree of privacy and has a low maintenance slabbed patio area and side access to the driveway.

Rent payable on remaining share is £179.64pcm. Service charge £23.05pcm. Buildings Insurance £8.33pcm. Management Fee £11.50pcm. (total payable is £222.52 - This is reviewed annually).

The lease term is 125 years from 1 January 2017 therefore number of years remaining is 119.

Pets are permitted with written permission from Home Group in the form of a revocable licence at a cost of £125+VAT

70% Shared ownership £190,000



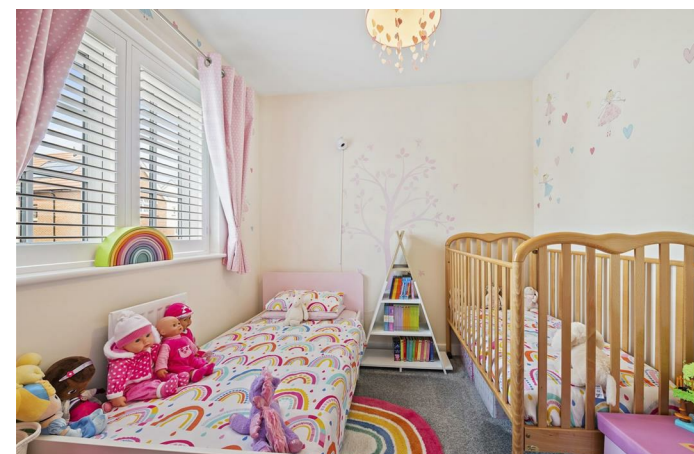
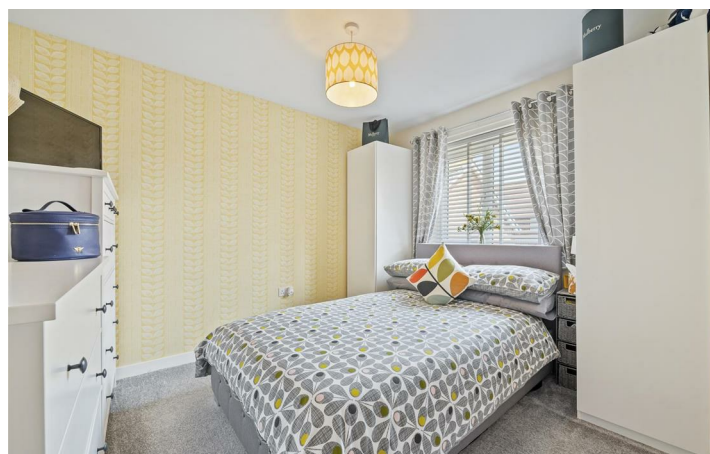
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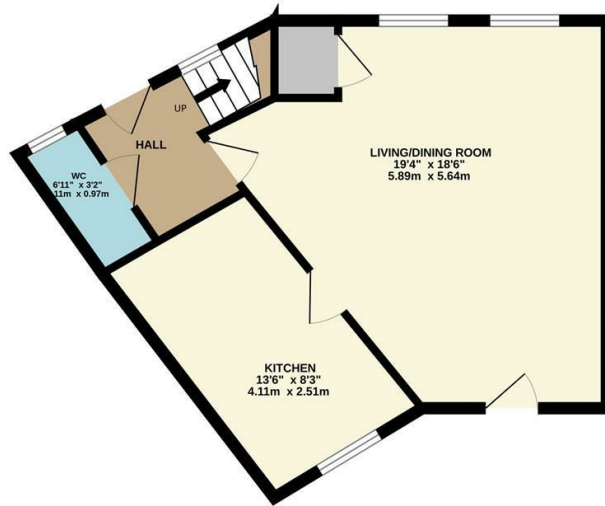
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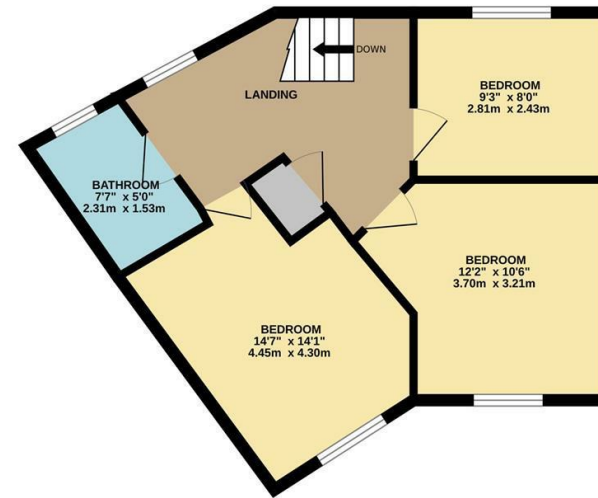
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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01536 518200

[kettering@simpsonandpartners.co.uk](mailto:kettering@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN