

7 Britannia Road  
Kettering  
NN16 9RX

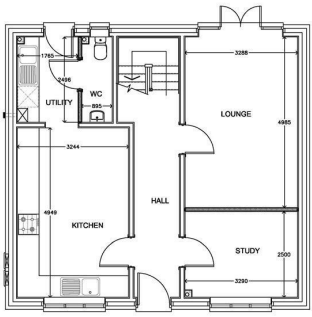
£430,000



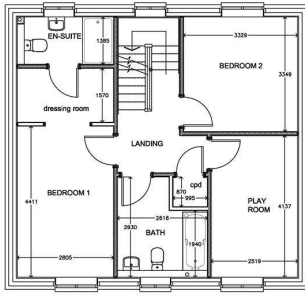
OSCAR JAMES

...expect excellence

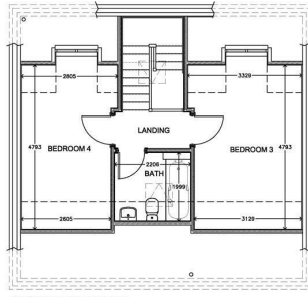
# FLOOR PLANS



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



## AT A GLANCE...



custom text 1



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custom text 2



custom text 5



custom text 3



custom text 6



## WHAT'S GREAT?

This property includes over £15,000 of extras!

This plot is build complete and ready to move into!

Part exchange considered!

A brand new, five bedroom, three storey home offering 1885 sq. ft. of internal accommodation, on a fabulous new development 'Britannia Park' situated on the northern outskirts of Kettering's town centre, enjoying excellent commuter links and an incredibly high specification throughout.

Constructed by locally renowned, award winning builders- Seagrave Developments, this stunning home simply must be viewed to be appreciated.

Seagrave are known for their use of quality materials, excellent finishes and attention to detail and as such this wonderful site promises to be one of the areas most exclusive developments.

This particular house offers spacious accommodation over three floors which comprises; entrance hall, large lounge with French doors leading off to the rear garden, gorgeous kitchen diner with a host of AEG

appliances, Cimstone worktops and hardwood painted units.

In addition, there is a separate utility room, ground floor WC and versatile second reception room which could be used as a dining room or family room.

On the first floor expect to find the master bedroom with dressing area and stylish ensuite shower room, two further bedrooms and well appointed family bathroom.

On the second floor there are two further double bedrooms and another stylishly appointed bathroom.

Outside there is a large patio area and the remainder of garden is laid to lawn. There is also a single garage and large driveway.

\*\* Please note, a £500 reservation fee is required to reserve the plot and only proceedable reservations will be accepted. Should you need to sell your property then Oscar James would be more than happy to assist.

...expect excellence



# SELLER'S SECRET

Build specification includes- UPVc windows, composite front door, oak veneer internal doors, oak handrail with painted spindles to the staircase, deep skirtings and architrave, coving to ceiling, Porcelonosa tiles, white spotlights to ceilings, chrome screwless switches and sockets, Cat 6 cabling, Fibre BT & Burglar alarm.

The kitchens are all hardwood painted with 18mm carcass, AEG appliances, Cimstone worktops.

Utility rooms have painted hardwood units and laminate worktops.

Floor tiles to kitchen, utility, WC and hallways & LVT flooring in ensuite and bathrooms.

Specification continued-

Ideal boiler, underfloor heating to the ground floor with heatmiser room stats to ground floor & radiators to all other floors.

The bathrooms have baths with showers over, wall hung toilets & basin with half pedestal.

The ensuites have vanity units, shower trays with Vardo shower & wall hung or concealed cistern with floor standing toilet.

Externally there are 600x600mm Bradstone textured slabs, turfed lawn, close boarded fencing, external socket to the rear, external tap, electric garage door & external lights.



*Why we like it....*

Having sold homes for Seagrave Developments for many years we always love working with them because they always deliver!

They build gorgeous homes with unrivalled specification and their reputation stands before them.

We guarantee that this lovely development will be the best in the town when it's finished and we know you'll enjoy living here!

*To buy or not to buy....*

# OSCAR JAMES

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