

18 Warkton Lane
Barton Seagrave
Kettering
NN15 5AA

£800,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Situated in arguably one of the most desirable locations within Kettering is this impressive and imposing family home which benefits from a very generous plot both to the front and rear providing plenty of off road parking and large garden for all to enjoy.

The property has plenty of character and retains some original features including a superb solid wooden front door and spectacular hallway and landing with gallery landing.

In brief the accommodation on the ground floor comprises of the grand hallway which has a cloakroom and storage under the stairs, expect to find a large formal lounge with feature fireplace, dining room with separate study area, kitchen/diner with wood burner, sun room, boiler cupboard, utility cupboard and storeroom.

To the first floor the four bedrooms are all generous, the master is extremely large with numerous fitted wardrobes and a five piece ensuite comprising of shower cubicle, corner bath, sink, bidet and WC. A four piece family bathroom services the remaining bedrooms as well as a separate wet room with shower. Bedroom four currently has a lift fitted to access the first floor from the ground, this can be removed for a buyer if required.

Outside the impressive front garden has a horse shoe driveway providing parking for numerous vehicles, an extended double length garage is suitable for vehicles access and storage and has an internal courtesy door leading to the kitchen.

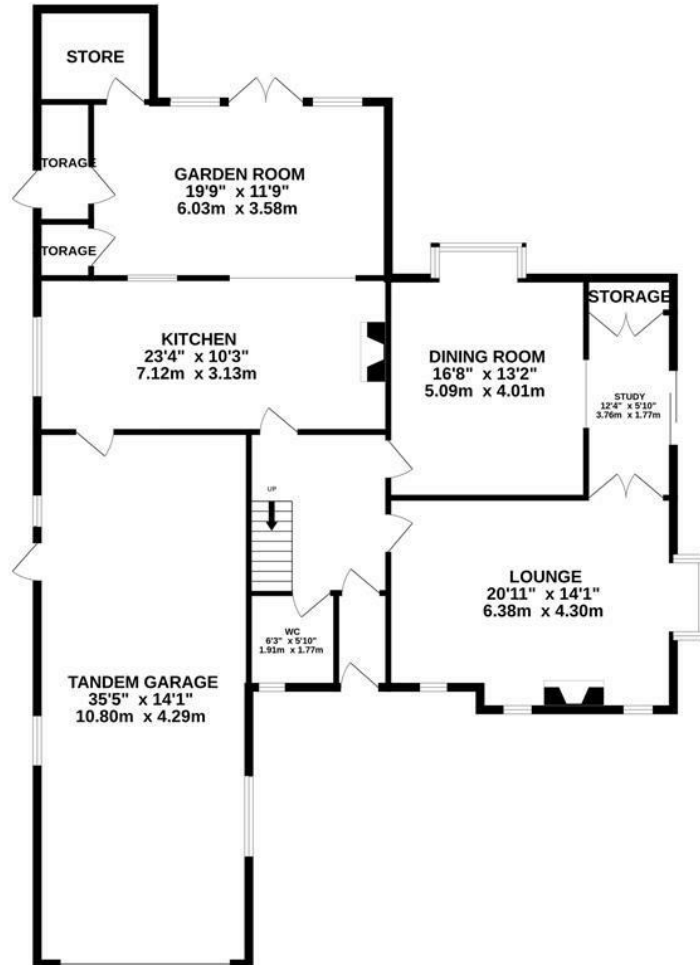
The rear garden is extremely large with lawn, enclosed and covered swimming pool, large storage shed, green house, established trees and shrubs and numerous fruit trees.

Call Oscar James Kettering to make arrangements to view this impressive home.

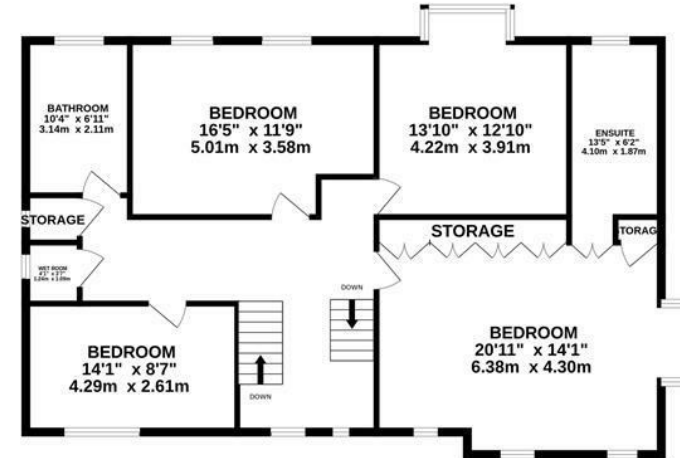
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Floor Plan

GROUND FLOOR
1764 sq.ft. (163.9 sq.m.) approx.



1ST FLOOR
1145 sq.ft. (106.4 sq.m.) approx.



TOTAL FLOOR AREA : 2909 sq.ft. (270.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Four reception rooms



Large kitchen/diner



Four bedrooms



Family bathroom, wet room, ensuite and cloakroom



Generous plot



Extended garage and parking for numerous vehicles





SELLER'S SECRET

As a family home for over 30 years it has been a wonderful place to live and it will certainly be missed, the time is right though to sell and relocate to be closer to family.



Why we like it....

This home has so much to offer as well as the exclusive address, a definite must view!

OSCAR JAMES

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To buy or not to buy....
