

8 Kirby Street
Barton Seagrave
Kettering
Northamptonshire
NN15 5GR

£550,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

An exceptional FIVE bedroom, TWO ensuite, DOUBLE GARAGE stone family home situated in the established first phase of Bertone Manor.

This property has so much to offer a new owner with excellent space on all three of its floors, the ground floor firstly consists of a generous, welcoming entrance hall which has a storage cupboard and provides access to a large study/play room, lounge, dining room and fabulous kitchen/diner/family room with utility. The kitchen is the real hub of the home with French doors to the rear leading to the garden, integrated appliances including dishwasher and fridge/freezer, plinth and under cupboard lighting and spot lights to ceiling.

To the first floor expect to find the master suite which is superb, huge with dressing area with fitted wardrobes and a beautifully appointed four piece ensuite bathroom, there are two remaining double bedrooms and another beautiful four

piece family bathroom.

To the second floor there are two more double bedrooms with windows to dual aspect making them light and bright, one is currently being used as a dressing room, a four piece bathroom and storage cupboard complete this floor.

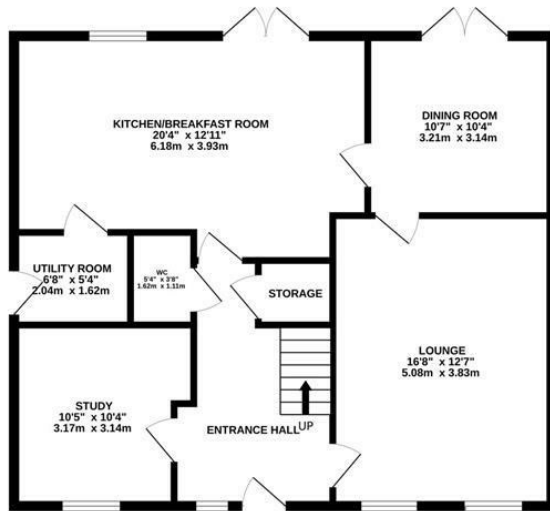
Outside there is a front garden and generous rear garden, mainly laid to lawn with a patio area and gated access to the side, a double detached garage with power and lighting fitted and a driveway in front for at least 4 vehicles.

Call sole selling agents Oscar James Kettering to make arrangements to view this fabulous home.

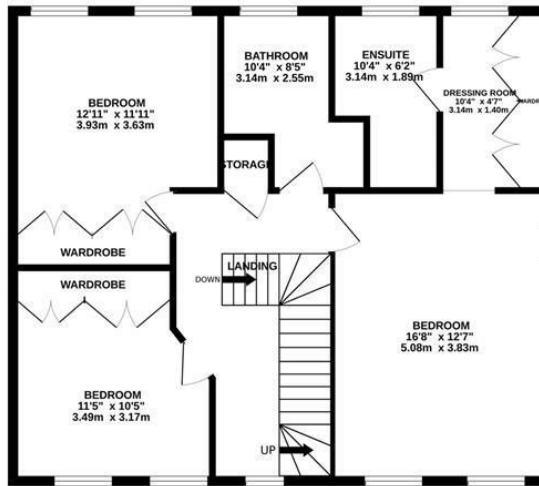
...expect excellence

Floor Plan

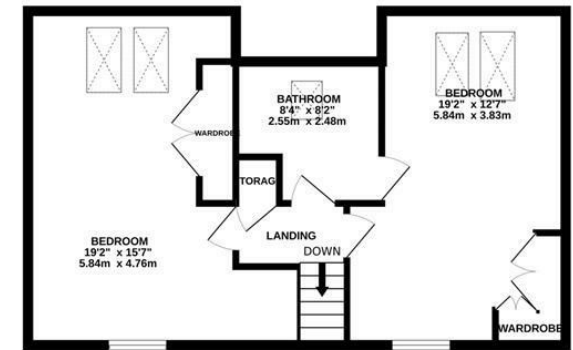
GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



2ND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 2230 sq.ft. (207.2 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...



Three reception rooms



Modern fitted kitchen/breakfast room with integrated appliances



Five double bedrooms



Two bathrooms, ensuite to master and cloakroom



Generous garden



Double detached garage and off road parking for numerous vehicles





SELLER'S SECRET

We have been very happy here since relocating slightly to the area, the time is right however for us to downsize now that it is just the two of us here.



Why we like it....

Being one of the largest designs on the estate and being built in stone this property has a lot going for it, we very much look forward to showing prospective buyers around.

To buy or not to buy....

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH

01536 415777

www.oscar-james.com
