

20 Sulgrave Street
Barton Seagrave
Kettering
Northamptonshire
NN15 5GQ

£550,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

A stunning executive stone detached family home situated in the heart of Bertone Manor which has so much to offer including, new schooling, excellent commuter links and will also benefit from a shopping hub with takeaways, shops and amenities in the near future.

This property occupies an imposing corner plot position with exceptional parking to the rear for approximately six vehicles plus a double detached garage.

Internally, on the ground floor expect to find a welcoming hallway with storage cupboard and cloakroom, a very generous front to back lounge with bay window to front and French doors to rear, a formal dining room (or play room or study depending on preference) and a lovely, bright and airy kitchen/diner with utility room to the side.

The first floor accommodation consists of an impressive master suite with numerous fitted wardrobes and an enormous SIX piece ensuite, consisting of Jack and Jill sinks, bath, shower cubicle, WC and bidet, there is also a large storage cupboard. This floor is

completed by two further bedrooms, one of which has ensuite facilities and a family bathroom.

To the second floor there are two further double bedrooms and another shower room.

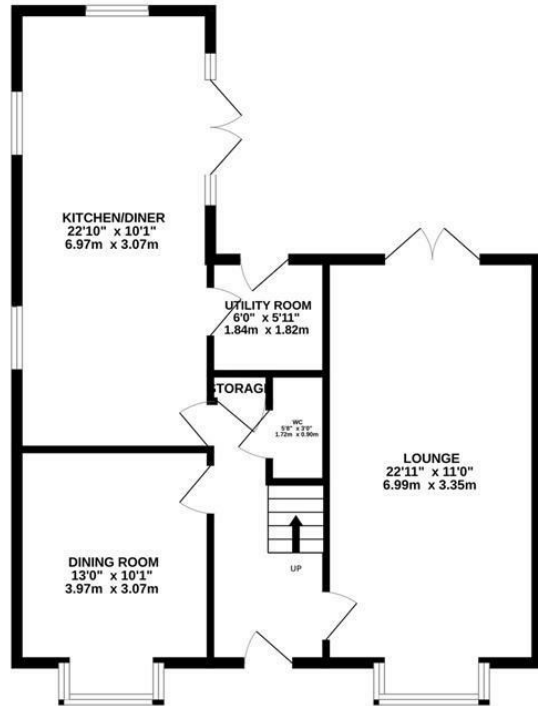
Outside there are gardens front and rear, the front has low hedging with railing borders and lawn, to the rear the garden has been beautifully maintained and improved by the owners, expect to find a multitude of flowers and shrubs creating colour and seclusion, astro turf garden, covered patio area and gated access leading to the parking and garage.

Call the delighted sole agents Oscar James Kettering to make arrangements to view.

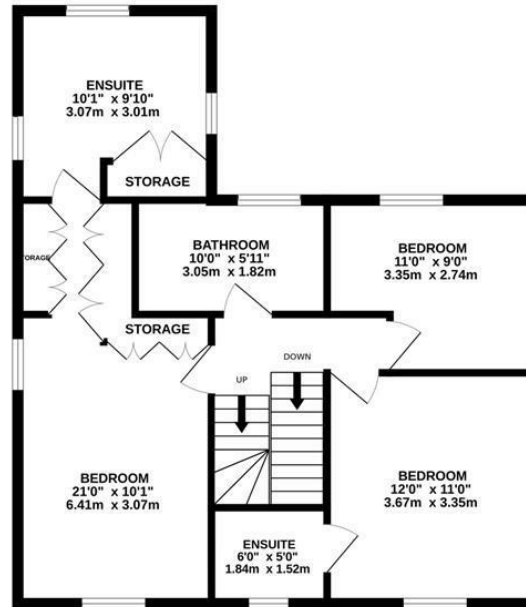
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Floor Plan

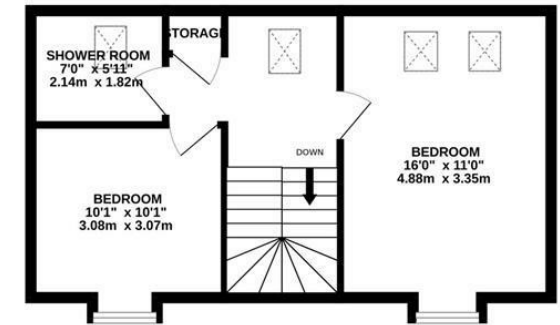
GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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...



Lounge, dining room and kitchen/breakfast room



Modern fitted kitchen/breakfast room and utility room



Five bedrooms



Two ensembles, shower room, family bathroom and cloakroom



Stunning garden



Double detached garage and parking for numerous vehicles





SELLER'S SECRET

As a multi generational family living here we have been extremely happy, there is plenty of space for all and we especially enjoy the garden in the summer months for alfresco dining. The time is right for us to move now, we have seen a property we potentially like and may pursue once sold.



Why we like it....

A gorgeous home, so much space and an excellent location. We very much look forward to showing prospective buyers around.

OSCAR JAMES

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To buy or not to buy....
