

11 Sulgrave Street
Barton Seagrave
Kettering
NN15 5GQ

£375,000 offers in excess of



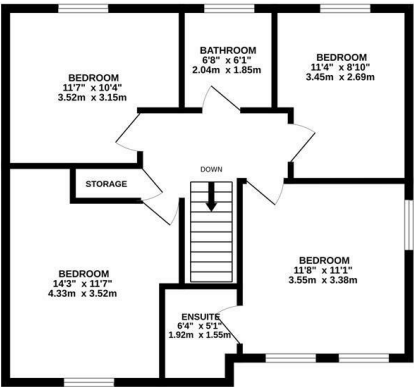
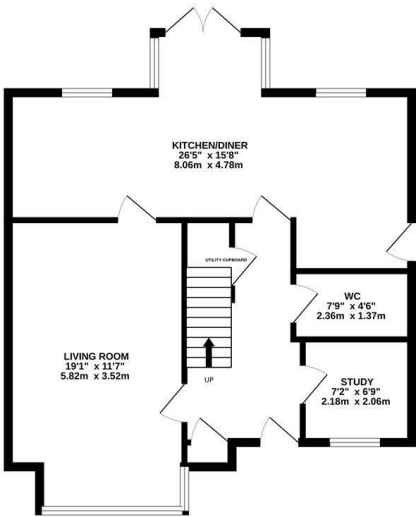
OSCAR JAMES

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FLOOR PLANS

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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, study/playroom and kitchen/diner/family room



Modern fitted kitchen and utility cupboard



Four bedrooms



Family bathroom, ensuite to master and cloakroom



Gardens front and rear



Single garage and off road parking



WHAT'S GREAT?

*** MUST VIEW HOME!!! PRICED TO SELL, CALL URGENTLY TO VIEW*** This beautifully presented four bedroom detached family home is situated in prime position within the Bertone Manor estate in Kettering which is well connected to main road links, is close to Wicksteed Park, schooling and local shops.

The property itself has balanced accommodation over two floors with an external single garage and off road parking to the side.

In brief the accommodation on the ground floor comprises of an entrance hall, study/play room, cloakroom, utility cupboard, lounge with bay window to front and a superb, open and bright kitchen/diner/family room, this space to the rear of the property will be the real hub of the home and enjoys views over the garden with French doors and also a side door leading out to the parking and garage.

To the first floor expect to find the four bedrooms, the master of which enjoys ensuite facilities and a family bathroom and airing cupboard completes this floor.

Other benefits include gas radiator heating, UPVc double glazing, solar panels and an electric car charging point.

Outside there is a good size rear garden, mainly laid to lawn with patio area and pergola, retaining timber fencing and gated access to the front.

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

...expect excellence



SELLER'S SECRET

Having bought our home from new we have been very happy here, the location now however is not quite right for us due to changes in our work patterns and we have therefore decided to sell and relocate slightly. We very much hope the new owners enjoy their time here like we have.



Why we like it....

A lovely home, great condition and presentation with the benefit of a generous rear garden. A definite must view!

OSCAR JAMES

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To buy or not to buy....
