Belton Road
Barton Seagrave
Kettering
NN15 5YY
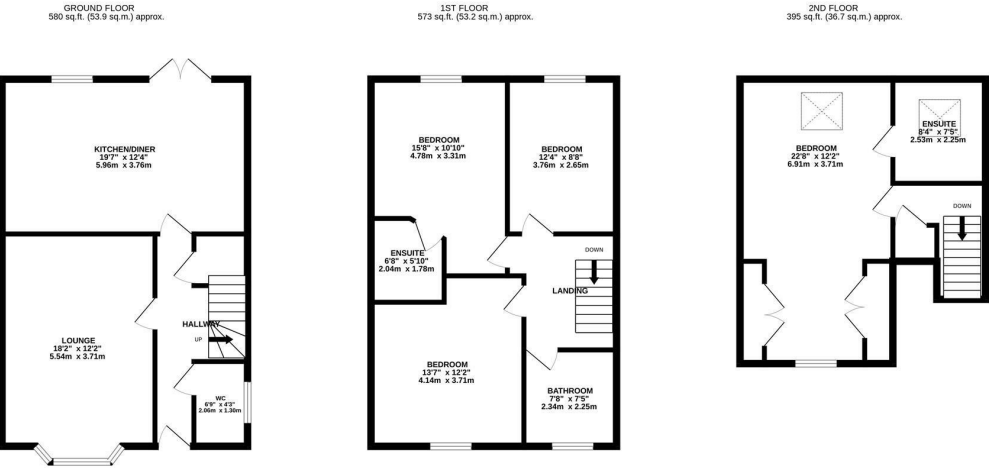
£400,000

OSCAR JAMES

...expect excellence

FLOOR PLANS

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.

2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

GROUND FLOOR

KITCHEN/DINER
19'7" x 12'4"
5.96m x 3.76m

LOUNGE
18'2" x 12'2"
5.54m x 3.71m

HALLWAY

UP

WC
6'9" x 4'3"
2.06m x 1.30m

1ST FLOOR

BEDROOM
15'8" x 10'10"
4.78m x 3.31m

BEDROOM
12'4" x 8'8"
3.76m x 2.65m

ENSUITE
6'8" x 5'10"
2.04m x 1.78m

DOWN

LANDING

BEDROOM
13'7" x 12'2"
4.14m x 3.71m

BATHROOM
7'8" x 7'5"
2.34m x 2.25m

2ND FLOOR

BEDROOM
22'8" x 12'2"
6.91m x 3.71m

ENSUITE
8'4" x 7'5"
2.53m x 2.25m

DOWN

TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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...

custom text 1

custom text 2

custom text 3

custom text 4

custom text 5

custom text 6

WHAT'S GREAT?

A fantastic four bed detached David Wilson built family home, situated on the popular Bertone Manor Estate.

The ground floor of the property comprises of: entrance hall, W.C, large bay fronted lounge and a superb kitchen / dining / family room with integrated appliances, this room gives access via French doors to the fully enclosed rear garden which is mainly laid lawn.

To the first floor there are three double bedroom, one of which benefits from an ensuite, also a family bathroom to complete this floor.

The master suite can be found on the second floor, offering built in wardrobes and large ensuite shower facilities.

To the rear of the property you have a private enclose rear garden, to the front of the property you have off road paring for two cars and a single garage.

Please call Oscar James to arrange a viewing.

...expect excellence

SELLER'S SECRET

I have owned this property since new and have had it rented out, it is now time for me to sell.

Why we like it....

A great property in a fantastic location.

To buy or not to buy....

_____

_____

_____

_____

OSCAR JAMES

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