

35 Belton Road
Barton Seagrave
Kettering
NN15 5YY

£375,000 offers in excess of

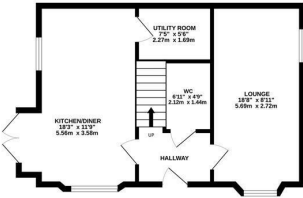


OSCAR JAMES

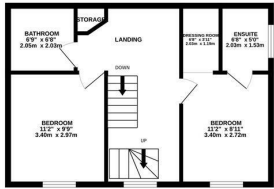
...expect excellence

FLOOR PLANS

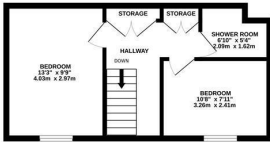
GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



2ND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.9 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 and kitchen/diner



Kitchen and utility room



Four double bedrooms



Family bathroom, ensuite and cloakroom



Gardens to both sides



Single garage and off road parking



WHAT'S GREAT?

An immaculate four bedroom home enjoying a peaceful plot overlooking green space to the front with excellent sized bedrooms which must be viewed to be appreciated.

This attractive property has accommodation set over three floors which consists of an entrance hall with generous cloakroom, a lounge with a bay window to the front and window to side, utility room and a lovely bright and airy kitchen/diner which has ample room for a table and French doors leading out to the secluded garden.

To the first floor there expect to find a spacious master bedroom with dressing area and ensuite shower room, a further double bedroom and a family bathroom. The second floor benefits from another two double bedrooms and

a separate shower room.

The property is in excellent order internally with neutral decoration and quality flooring and fittings, gas radiator heating, UPVc double glazing and outside expect to find a single garage with parking for two vehicles.

Outside there gardens to both sides, laid to lawn with wrought iron railings creating a homely look with low hedging, patio area to the rear with brick walling to one side..

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

...expect excellence



SELLER'S SECRET

The time is right for us to sell, we very much hope the new owners are happy here.



Why we like it....

A lovely home, great size with four generous double bedrooms, a definite one to view that's for sure!

OSCAR JAMES

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To buy or not to buy....
