

12 Belton Road
Barton Seagrave
Kettering
NN15 5YY

£300,000 offers in excess of



OSCAR JAMES

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WHAT'S GREAT?

A fabulous three/four bedroom semi detached town house situated on the very popular Bertone Manor estate with the benefit of a much larger than average rear garden and open outlook to the front.

This property is in excellent condition internally and has the versatility of being used as either a three or four bedroom home depending on preference and requirements.

The ground floor accommodation comprises of an entrance hall with storage cupboard and cloakroom, a study and stunning kitchen/diner/family room to the rear, the kitchen is contemporary with high gloss units and integrated appliances including dishwasher, washing machine, fridge/freezer, oven, hob and extractor. The living area has a large bay window with French doors leading out to the garden and feature panelling.

To the first floor there are two very large double bedrooms or a double bedroom and lounge room, the double bedroom benefits from an ensuite shower room. A double storage cupboard and stairs rising to the second floor complete this level. To the second floor there are a further two double bedrooms, both a great size and a family bathroom with shower over the bath services these rooms.

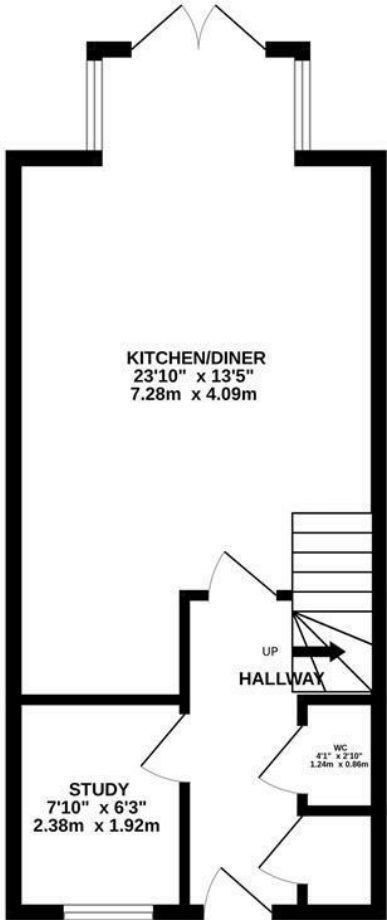
A key feature of this property will be the rear garden, for a newer build home is it particularly large, laid to lawn with patio area, retaining timber fencing and gated access to the side and enjoys a high degree of privacy.

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

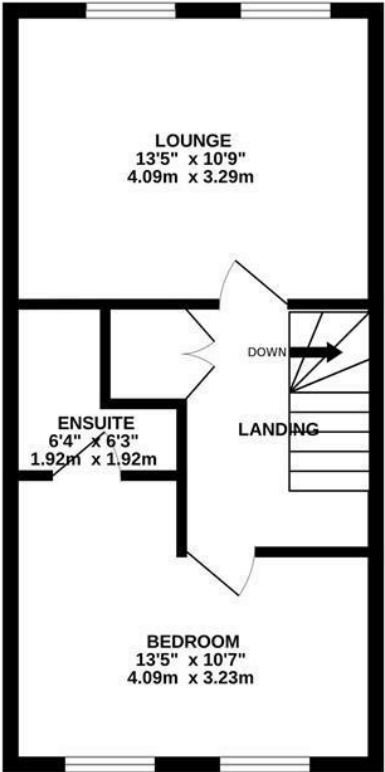
...expect excellence

Floor Plan

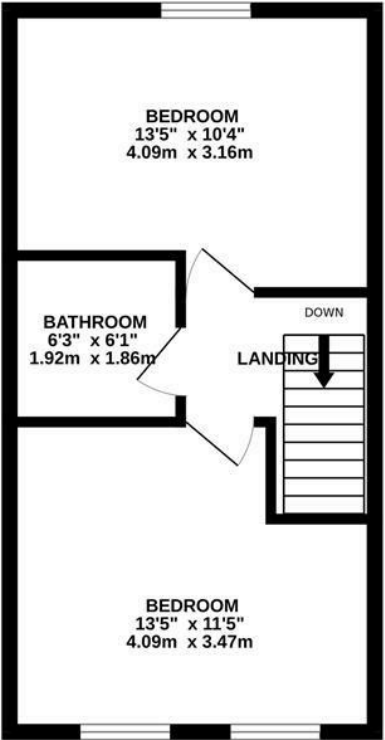
GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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...



Kitchen/diner/family room, study
and lounge or bedroom four



Contemporary kitchen with
integrated appliances



Three/four bedrooms



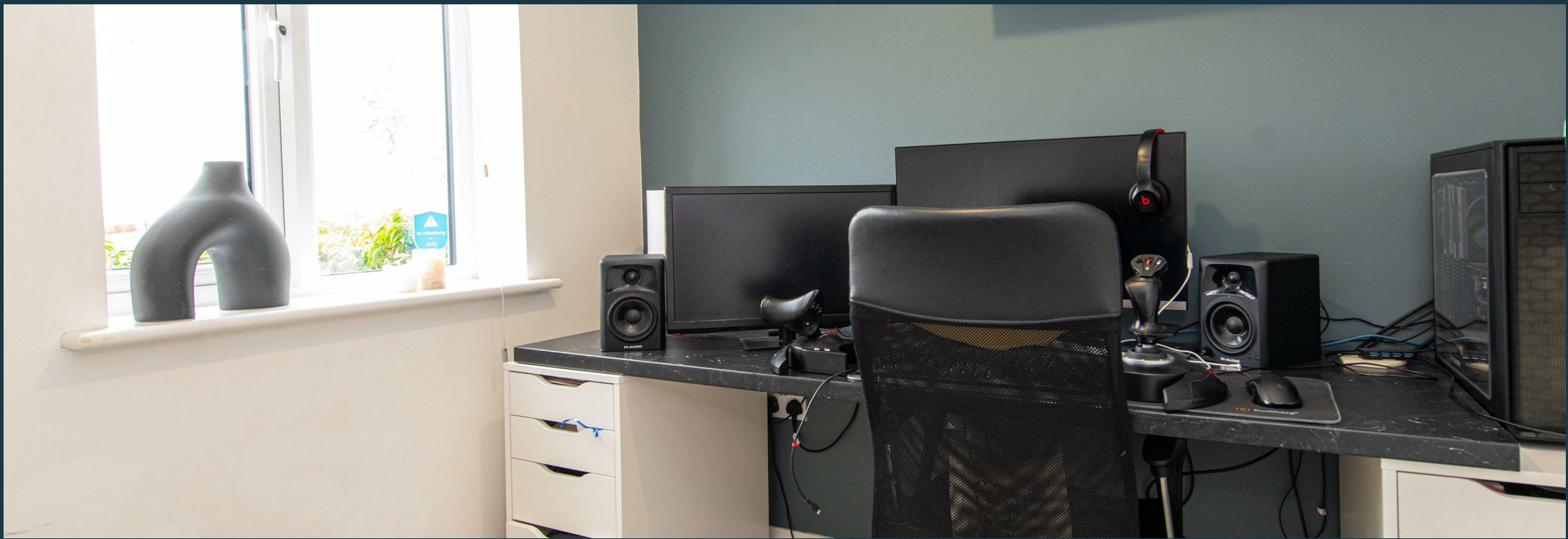
Family bathroom, ensuite and
cloakroom



Superb large garden



Off road parking for two vehicles





SELLER'S SECRET

We chose this plot due to the position and garden size we felt it was by far the best one available at the time and have been very happy here. The time suits us now to move on as a family.



Why we like it....

A fabulous home, great size with versatile space and in a lovely position within the estate. We highly recommend a viewing of this property, it won't be around for long!

OSCAR JAMES

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To buy or not to buy....
