

1 Scafell Road  
Barton Seagrave  
Kettering  
NN15 4AH

£425,000 offers in excess of



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

A stunning four double bedroom detached property with plenty of NHBC guarantee remaining (approximately 9 yrs) and is offered with NO ONWARD CHAIN, a must view home!

This property benefits not only from great sized bedrooms but also three reception rooms on the ground floor. The accommodation comprises of an entrance hall which is spacious and welcoming, large cloakroom, storage cupboard, study/playroom, lounge with feature panelling and French doors, utility room and fabulous kitchen/diner which is front to back making the area light and bright with bay window to front and French doors to the rear leading out to the garden. The kitchen benefits from integrated appliances including fridge/freezer, dishwasher, oven, hob and extractor.

To the first floor the bedrooms are all a fabulous size, the master of which benefits from fitted wardrobes and an ensuite, storage can be found in one other bedroom and the family bathroom is in excellent condition and offers both a separate bath and shower cubicle.

Outside for a home situated on an estate the garden is a great size, easy, low maintenance currently with lawn and patio area, ready for someone to put their own stamp on it.

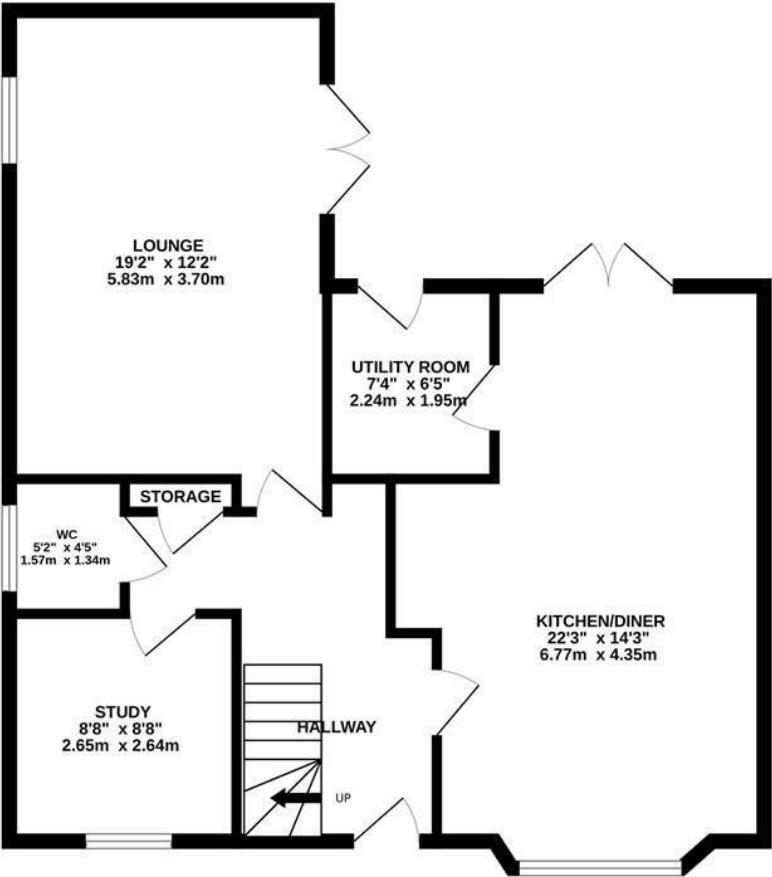
To the side of the property there is a single garage and off road parking for at least two vehicles.

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

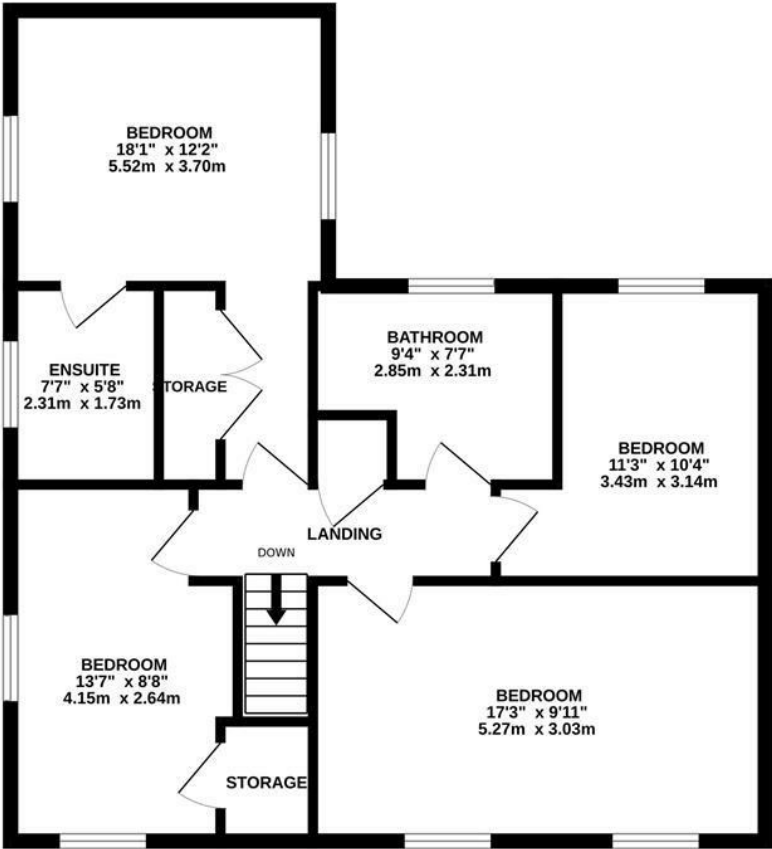
...expect excellence

# Floor Plan

GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (138.0 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...



Three reception rooms



Kitchen and utility room



Four double bedrooms



Family bathroom, ensuite to master and cloakroom



Great size garden



Single garage and off road parking





# SELLER'S SECRET

An expected and unplanned change with work commitments means we find ourselves wanting to move and therefore we are selling up. We love the area and the property, it just isn't what we need any longer.



## Why we like it....

An excellent design of a family home with plenty of balanced space both upstairs and down. A definite must view! Call asap!

# OSCAR JAMES

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To buy or not to buy....

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