



23 Claydon Avenue, Barton Seagrave NN15 5YX

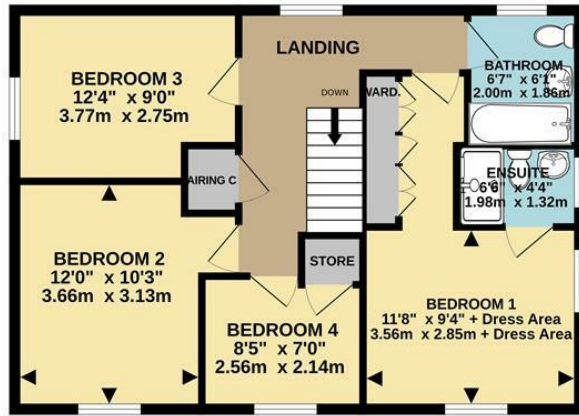
Asking Price £385,000

A well proportioned 4 bedroom detached house designed for modern living and featuring a spacious family sitting room with bay and a dining kitchen with space for seating. The kitchen has a superb deep square bay window with double doors opening into the garden with westerly aspect. The garden is enclosed by a high brick wall and fence and has a gate leading into the 17m (56ft) deep driveway to access the good sized brick garage with pitched tiled roof. There is a utility area and wc. To the first floor there are 4 bedrooms with the main bedroom having a dressing area and en suite shower. There is a family bathroom with shower over the bath. The property is part of the popular Bertone Manor Development off Warkton Lane. A Local shop/post office and take aways are less than half a mile in St Stephens Road and the town centre is about 2 miles. Mainline railway station 2.5 miles. There are local amenities and schools in Barton Seagrave as well as the Ise Lodge. Wicksteed Park is about 1.5 miles and open countryside just a mile via Warkton Lane. This is a very convenient modern development – viewing of this super family home is strongly recommended, call Lucas now and book a visit – we would love to show you round.

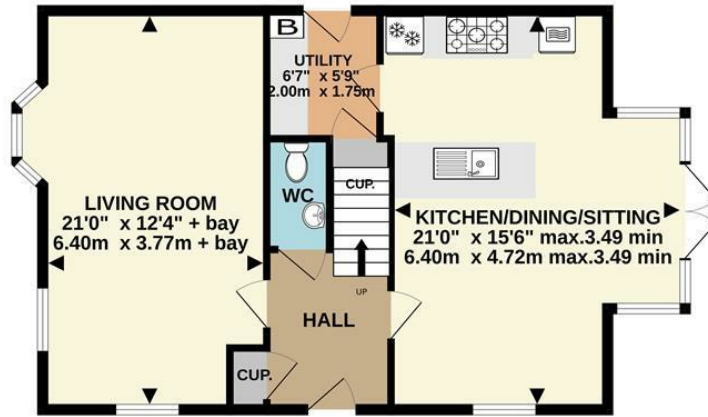
Tenure: Freehold
Energy Rating: B
Council Tax Band: E

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1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 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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Energy Efficiency Rating	
Current	Potential
84	93

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

- Well proportioned modern detached house with 4 bedrooms
- Ground floor wc, en suite shower, family bathroom with shower over bath
- Gas central heating, PVC double glazing, most windows have white shutters or sliding blinds
- Enclosed garden with large shed, westerly aspect
- Good sized garage approached over 17m (56ft) drive - suitable for several cars
- Large family kitchen with space to dine and sit plus spcaious living room with feature bay window
- Great location close to amenities and open countryside



2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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