



23 Claydon Avenue, Barton Seagrave NN15 5YX

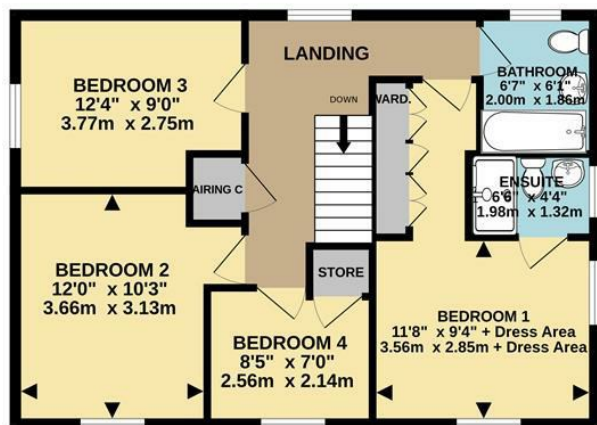
Asking Price £375,000

Stylish and Spacious Four-Bedroom Detached Home in Sought-After Bertone Manor. Set within the highly desirable Bertone Manor development off Warkton Lane, this well proportioned four-bedroom detached home is thoughtfully designed for modern family living. Step inside to discover a generous family sitting room with an elegant bay window, an impressive open-plan dining kitchen, featuring a deep square bay window with French doors that open onto the westerly-facing garden—ideal for enjoying long summer evenings. The garden itself is securely enclosed by a high brick wall and fencing, with a gated entrance leading to a substantial 17m (56ft) driveway and a well-sized brick-built garage with a pitched tiled roof. A separate utility area and ground floor WC add further convenience. Upstairs, the property offers four good sized bedrooms. The principal bedroom includes a dressing area and a private en suite shower room. A modern family bathroom with a shower over the bath serves the remaining bedrooms. Located less than half a mile from everyday essentials including a local shop, post office, and takeaways on St Stephens Road, and just two miles from Kettering town centre and mainline railway station (2.5 miles). This is a fantastic opportunity to secure a contemporary family home in a well-connected and vibrant community. Contact Lucas today to arrange your viewing – we'd be delighted to show you around.

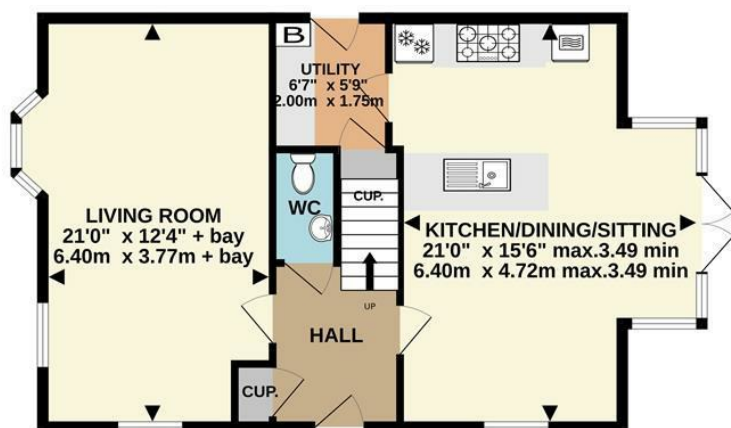
Tenure: Freehold
Energy Rating: B
Council Tax Band: E

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



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



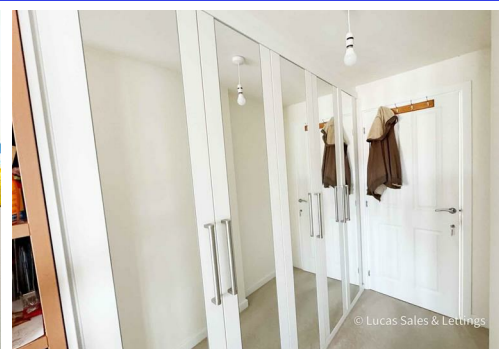
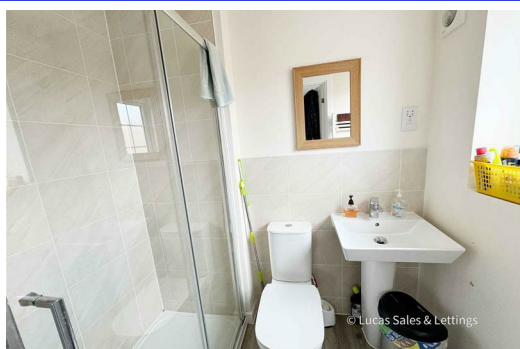
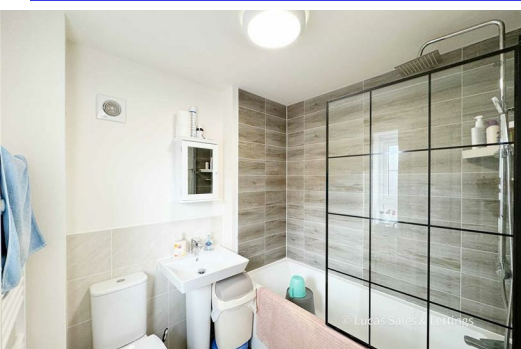
TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

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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- 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 garaage 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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		



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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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