



**Connells**

Peveril Street  
Barton Seagrave Kettering



## Property Description

Situated in the highly popular town of Barton Seagrave is this excellent three bedroom, DETACHED home, offered to market with NO CHAIN.

The accommodation on the ground floor comprises of an entrance hall, cloakroom, lounge with bay window to front, kitchen/diner with French doors leading out to the garden, high gloss units and integrated appliances, utility room and partly converted garage providing a useful playroom/study area.

To the first floor there are three good size bedrooms, the master benefits from ensuite shower facilities and a fitted wardrobes, the second has fitted wardrobes also, finally a family bathroom completes this floor.

### Entrance Hall

With a door leading to the living room and stairs leading to the first floor.

### Living Room

17' 7" x 10' 5" ( 5.36m x 3.17m )

With a bay window to the front, an understairs storage cupboard, radiator and a door leading to the kitchen. Archway leading to the study/play room area.

### Study / Play Room

7' 4" x 8' 4" ( 2.24m x 2.54m )

With a window to the side.

### Kitchen / Diner

17' 3" x 12' 7" ( 5.26m x 3.84m )

With a range of matching wall and base units with worktop over, sink and drainer, integrated appliances, a window to the rear and patio doors to the rear leading to the rear garden. Door leading to the utility room.

### Utility Room

5' 1" x 5' ( 1.55m x 1.52m )

With worktop, radiator, door leading to the cloakroom and a door leading to the rear garden.

### Cloakroom

With a w/c, wash hand basin, radiator and a window to the side. .



## Public Notice

37 Peveril Street

We are acting in the sale of the above property and have received an offer of £300,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

## First Floor Landing

With doors leading to bedrooms one, two and three and the bathroom.

## Bedroom One

19' 7" x 9' ( 5.97m x 2.74m )

With a window to the front, radiator and fitted wardrobes, Door leading to the en suite.

## En Suite

With a w/c, wash hand basin, shower cubicle and a window to the rear.

## Bedroom Two

6' 3" x 10' 8" ( 1.91m x 3.25m )

With a window to the front.

## Bedroom Three

11' 1" x 10' 6" ( 3.38m x 3.20m )

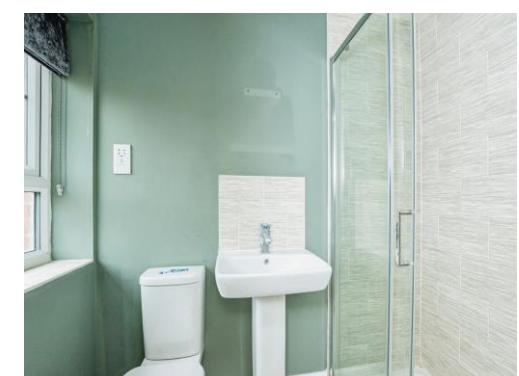
With fitted wardrobes and a window to the rear.

## Bathroom

With a w/c, wash hand basin, bath and a window to the rear.

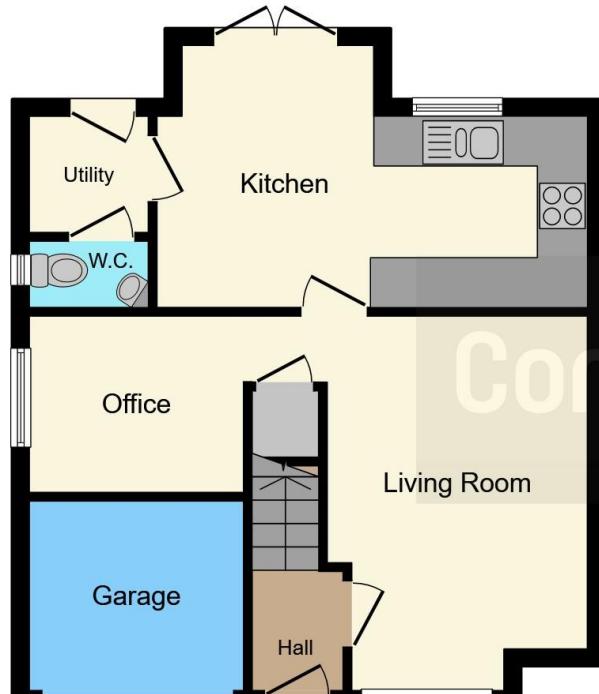
## Rear Garden

The enclosed rear garden is laid to lawn with a patio area. Access to can also be gained via a gate at the side of the property.









**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01536 411 811**  
**E [kettering@connells.co.uk](mailto:kettering@connells.co.uk)**

5 Montagu Street  
 KETTERING NN16 8XG

EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/KTT308044](http://connells.co.uk/Property/KTT308044)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KTT308044 - 0011