



**Connells**

Grimsthorpe Avenue  
Barton Seagrave Kettering



# Grimsthorpe Avenue Barton Seagrave Kettering NN15 5ZG

for sale  
**£260,000**



## Property Description

This delightful three-bedroom semi-detached property is situated in the sought-after area of Barton Seagrave. Perfectly blending modern living with a welcoming sense of community, this home is ideal for families and or first-time buyers.

The property boasts a spacious and well-designed layout. On the ground floor, you are welcomed by a bright entrance hall with stairs leading to the first floor and a convenient cloakroom wc. Just beyond this is the spacious lounge, perfect for relaxation or hosting gatherings and to the rear, is a modern fitted kitchen with ample storage and dining space. This space features integrated appliances and French doors that open out to the private rear garden.

The first floor offers three generously sized bedrooms and a stylish three-piece bathroom suite. The master bedroom, located to the front of the property, boasts its own ensuite for added privacy. The two additional bedrooms provide ample space for family, guests, or a home office.

Externally, the property benefits from a private driveway to the side, with both front and rear gardens. The rear garden is well-maintained and ideal for entertaining, children's play, or simply relaxing that enhance the living experience.

This property is a must-see for anyone seeking a comfortable, modern home in a highly desirable location. Early viewing is

recommended to avoid disappointment!

## Lounge

16' 1" Max x 11' 9" ( 4.90m Max x 3.58m )

## Kitchen/Diner

15' x 10' 5" ( 4.57m x 3.17m )

**Master Bedroom**

13' 9" x 8' 5" ( 4.19m x 2.57m )

**Ensuite**

8' 5" x 4' 6" ( 2.57m x 1.37m )

**Bedroom Two**

10' 2" x 8' 10" ( 3.10m x 2.69m )

**Bedroom Three**

8' 9" x 6' 2" ( 2.67m x 1.88m )

**Bathroom**

6' 2" x 5' 6" ( 1.88m x 1.68m )

**Externally**

**Driveway**

**Rear Garden**



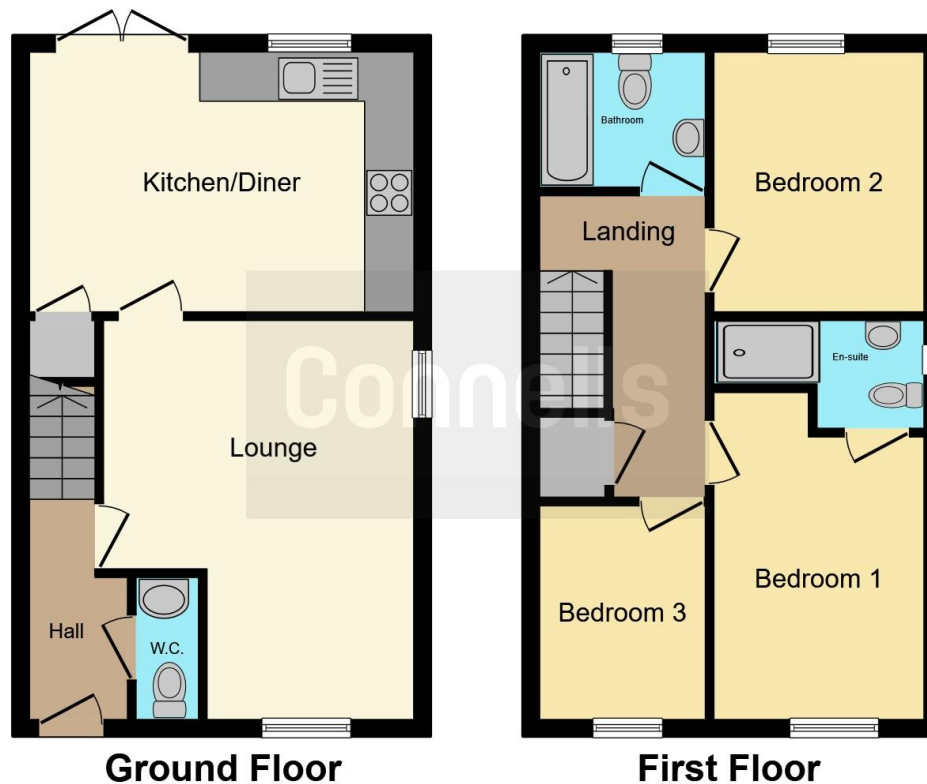












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**EPC Rating: B**

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Tenure: Freehold



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