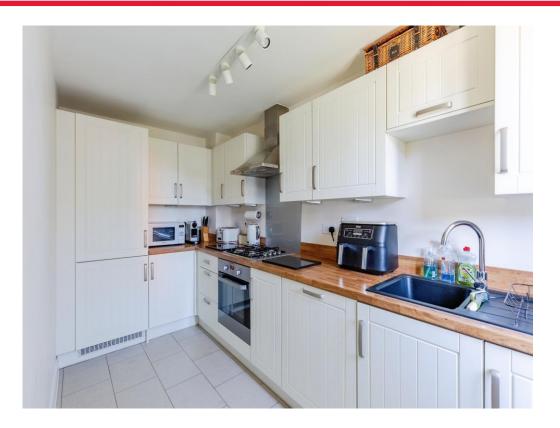


Connells

Belton Road Barton Seagrave Kettering

# Belton Road Barton Seagrave Kettering NN15 5YY







# **Property Description**

Situated on the outskirts of Barton Seagrave, Kettering is this beautiful three bedroom semi detached family home. Barton Seagrave is a highly sought after area with close transport links to the A14, along with Kettering Train Station being a short drive away as well as Kettering Town Centre. The property itself is spread over three floors, the generous living space is located in the ground floor, two of the three bedrooms and family bathroom to the first floor, and the master bedroom and ensuite situated on the second floor. Completing the property is the driveway for off street parking and fully enclosed rear garden comprising of patio area and lawn.

On entering the property you are welcomed by the entrance hall which houses the stairs to the first floor along access to the kitchen, lounge and convenient downstairs WC. The kitchen is situated to the front of the property and has been designed with a modern feel incorporating integrated appliances. The lounge is situated to the rear of the property overlooking the rear garden through bay windows with French patio doors, which also allows the room to flood with natural light..

The first two bedrooms are situated to first floor, both of which are double bedrooms and boast the Jack n Jill style bathroom. The master bedroom is situated to the second floor and offers generous space, built in double wardrobes and storage cupboards, along with its own ensuite.

#### **Ground Floor**

#### **Entrance Hall**

#### Cloakroom

Wash hand basin, WC, fusebox.

#### Kitchen

13' 1" x 6' 2" ( 3.99m x 1.88m )

Double glazed window to the front, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated electric oven with gas hob, integrated dishwasher, hidden bin, combi boiler.

# Lounge

15' x 13' 2" ( 4.57m x 4.01m )

Double glazed French patio doors with windows either side, understair storage cupboard.

# **First Floor**

# Landing

# **Bedroom Two**

13' 2" x 9' 7" ( 4.01m x 2.92m )

Double glazed windows to the rear.

# Jack N Jill Bathroom

# **Bedroom Three**

 $13'\ 2''\ x\ 9'\ 2''\ (\ 4.01m\ x\ 2.79m\ )$  Double glazed windows to the front.

# **Second Floor**

# **Master Bedroom**

28' 5" x 9' 2" ( 8.66m x 2.79m )

Double glazed window to the front, sky lights, built in wardrobes, airing cupboard.

# **Ensuite**

# **Externally**

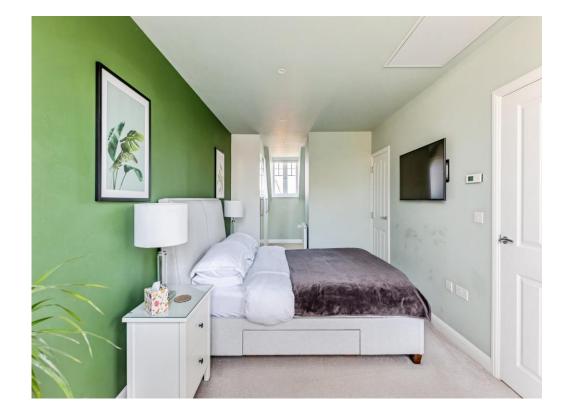
# **Front Garden**

Laid to lawn.

# Driveway

# Rear Garden

Fully enclosed by timber fencing, gated side access, mainly laid to lawn, patio area and flower beds.

















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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

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EPC Rating: B

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Tenure: Freehold





<sup>1.</sup> 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.

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