



**Connells**

Manningham Lane  
Kettering



## Property Description

Nestled in the ever-popular area of Barton Seagrave, this beautifully presented three-bedroom detached property offers the perfect blend of modern living and family-friendly surroundings.

Step inside to discover a spacious and inviting kitchen/diner, ideal for entertaining or enjoying family meals, complete with a separate utility room for added convenience. The generous living space continues with a bright and airy lounge, perfect for relaxing evenings.

Upstairs, the property boasts three well-proportioned bedrooms, including a master bedroom with en-suite, offering a private retreat for homeowners. A stylish family bathroom serves the remaining bedrooms.

Outside, the home benefits from a private garden, ideal for outdoor dining and play, along with off-road parking and a garage.

Located within walking distance of local amenities, including a play park, well-regarded schools, and convenient shops, this home is perfectly positioned for families and professionals alike.

## Ground Floor

### Entrance Hall

External door to the front, stairs to the first floor, under stairs storage cupboard.

### Living Room

12' 10" x 10' 5" ( 3.91m x 3.17m )  
Window to the front, laminate flooring.

### Kitchen / Diner

17' 5" x 10' 5" ( 5.31m x 3.17m )  
French patio doors and window to the rear, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and hob with cooker hood, space for American Fridge Freezer, tiled splash backs.

### Utility Room

Door to the side, a range of wall and base units with rolled edge work surface, space for washing machine and tumble dryer, tiled splash back.

### Cloakroom

Wash hand basin, low level WC.

**First Floor**

**Bedroom One**

12' 10" x 10' 5" ( 3.91m x 3.17m )  
Window to the front.

**Ensuite**

Window to the front, shower cubicle, wash hand basin, low level WC.

**Bedroom Two**

9' 11" x 7' 9" ( 3.02m x 2.36m )  
Window to the rear.

**Bedroom Three**

9' 11" x 7' 9" ( 3.02m x 2.36m )  
Window to the rear, built in wardrobes.

**Bathroom**

Shower cubicle, wash hand basin, low level WC.

**Externally**

**Rear Garden**

Enclosed with gated side access, laid to lawn, decking area with pergola.

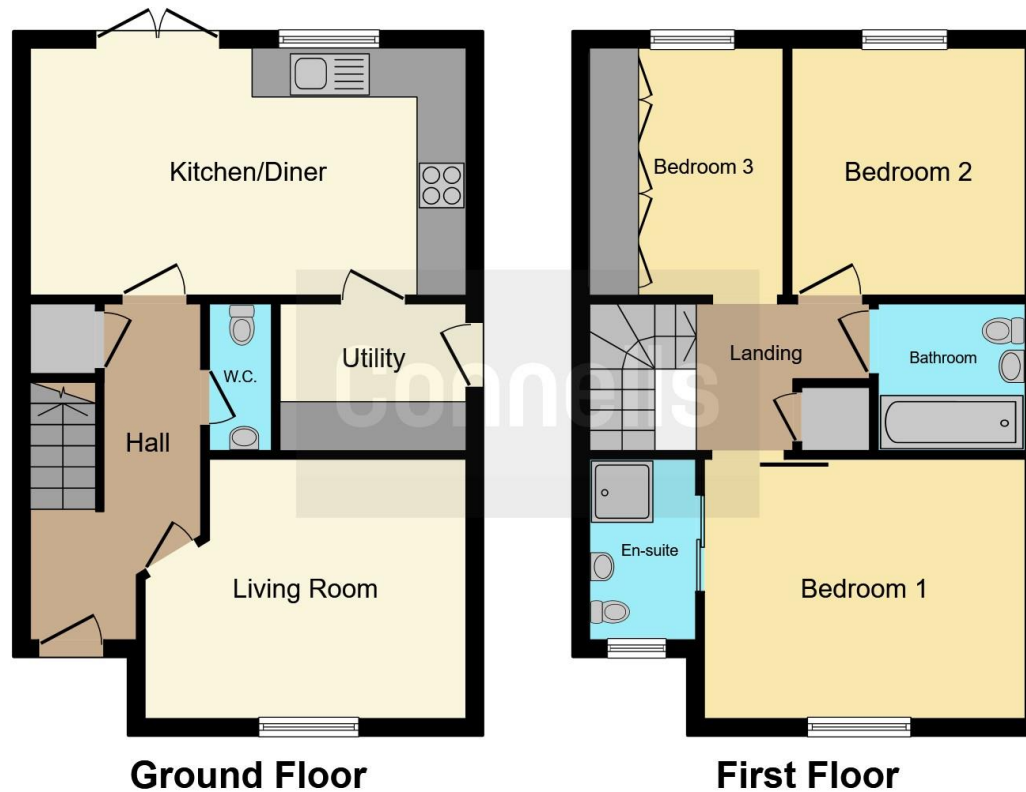
**Garage / Driveway**

To the rear.









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 Council Tax  
 Band: D

Tenure: Freehold

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