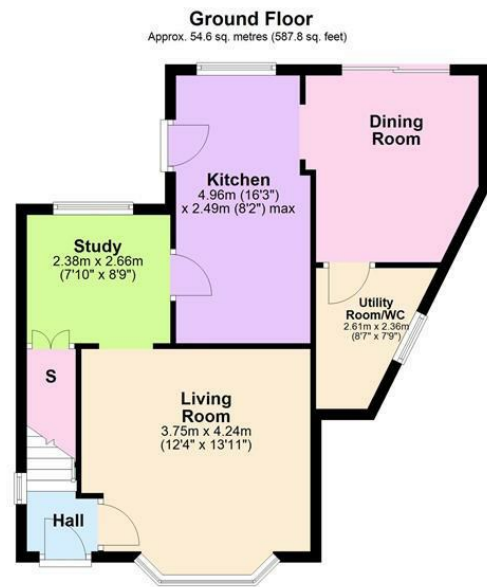


Floorplan and Measurements



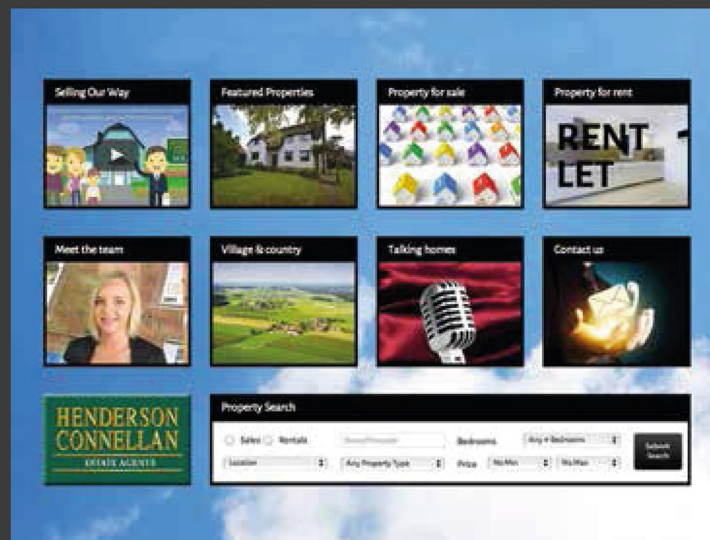
Total area: approx. 88.5 sq. metres (953.1 sq. feet)



Kids, Family, Hobbies and Friends



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



15-16 Market Place, Kettering, Northamptonshire NN16 0AJ
Sales (01536) 417888
email: ketteringsales@hendersonconnellan.co.uk
Lettings and Property Management (01536) 416555
email: bestlets@hendersonconnellan.co.uk



Kielder Court, Barton Seagrave, Kettering NN15 6TT



"Kids, Family, Hobbies and Friends"

There is room for everyone in this presented extended detached home situated within this small, select cul de sac within Barton Seagrave, schooling, shops, bus routes and Wicksteed Park are all within easy reach. The stylish interior benefits from gas central heating and mostly UPVC double glazed windows to include an entrance hall, living room with feature fireplace, a versatile study/snug and a fabulous free flowing kitchen/ dining room, a great social space and finally a utility room/guest cloakroom. Upstairs there are three bedrooms, two of which are double sized and a cool white bathroom. Outside there is private driveway with parking for two/three cars and a well-kept enclosed rear garden. EPC RATING: PENDING COUNCIL TAX: D

- UPVC Double Glazed Windows
- Gas Central Heating
- Entrance Hall – with Oak style flooring, stairs rising to the first floor, and door leading to:
- Living Room – with attractive feature fireplace and living flame, coal effect gas fire, recessed down lighters, Oak style flooring, and door leading through to:
- Study/Snug - With Oak style flooring, easy access to kitchen this room is ideal as a children's playroom, or home office with the inclusion of understairs storage.
- Kitchen/Dining Room - A well-kept contemporary kitchen comprising a range of base and eye level units with roll top work surfaces and Travertine style tiled splash backs, space for a slot in cooker (available by separate negotiation) with extractor over, Porcelain style flooring, breakfast area, one and a half bowl sink with monobloc tap, space for a dishwasher, and space for a freestanding fridge freezer opening to the dining Room with views over the garden a great social space.
- Utility Room/Guest cloakroom - With a low level WC, base level units with a single bowl with monobloc tap, further space for a washing machine and dryer.
- To the first floor you will find three bedrooms two of which are double in size and the third being a generous single.
- Family Bathroom – with a modern cool white suite comprising low level WC, wash hand basin set within a vanity unit with useful storage, panel enclosed bath with shower over, ceramic tiled splash backs.

A low maintenance gravelled frontage provides off road parking for two/three cars, extending to a single garage within the garden. The garden is mainly laid to lawn with a seating area enclosed by panel fencing offering a good degree of privacy.