

Measurements

Living Room 21'7 x12'7
(6.58m x 3.84m)

Dining/Family Room 23'7 x
12'10 (7.19m x 3.91m)

Snug 13'8 x 10'8 (4.17m x
3.25m)

WC 5'4 x 3'5 (1.63m x 1.04m)

Utility 5'11 x5'4 (1.80m x
1.63m)

Kitchen/Breakfast Room
24'10 x 21'0 max (7.57m x
6.40m max)

Gym/Storage 14'11 x 10'11
(4.55m x 3.33m)

Bedroom One 21' 5 x 16'1
(6.40m 0.13m x 4.90m)

En-suite One 15'3 x 9'10
(4.65m x 3.00m)

Bedroom Two 15'4 x 14'4
(4.67m x 4.37m)

En-suite Two 9'5 x 5'11
(2.87m x 1.80m)

Bedroom Three 11'5 x 8'9
(3.48m x 2.67m)

Bedroom Four 10'10 x 9'3
(3.30m x 2.82m)

Bedroom Five 12'8 x 10'5
(3.86m x 3.18m)

Bathroom 7'8 x 6' (2.34m x
1.83m)



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.



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Excellence as
standard



159 Manor Road,
Kettering, NN15 6WE

Offers In Excess Of £625,000



Gardens

Outside, both the front and rear garden have been beautifully landscaped to include a lawned area with a range of colourful planted borders and shrubs, patio and decking area. You will also find a brick storage room with double doors opening to the garden which could easily be used as a gym/home office / work room. There is a double garage with electric doors and off road parking for two cars in front.



Excellence as standard

"Excellence as Standard"

Situated on a private cul de sac in the Riverview development in Barton Seagrave is this beautifully presented, extended, detached family home boasting an open aspect over the lake and adjoining woodland area. The high specification interior comprises a dual aspect living room, snug, dining/family room which opens into the sensational designer kitchen/breakfast room complete with a range of high specification integrated appliances and specialist work surfaces, utility room and guest cloakroom. Upstairs, you will find the principal bathroom and five double bedrooms, each with built in wardrobes and two of which benefit from fully tiled en-suite shower rooms, the master suite with an impressive outlook to the front of the property and a spectacular en-suite bathroom with Oyster style bath and roof light. Outside, both the front and rear garden have been beautifully landscaped, a private driveway leading to the double garage with electric door and a useful brick built outbuilding perfect for storage. An outstanding home in an exceptional setting! EPC RATING: B





Property highlights

height fridge and freezer, wine cooler, dishwasher, boiling hot water tap and water softener system. There is a skylight and double doors opening to the rear garden.

- Utility room has space for a washing machine and tumble dryer.
- Upstairs, you will find the principal bathroom which is fully tiled and fitted with a cool white suite comprising a bath with shower over, floating wash hand basin and low level WC.
- There are five double bedrooms, each with built in wardrobes and two of which benefit from fully tiled en-suite shower rooms comprising a walk in shower enclosure, floating wash hand basin, low level WC and floor to ceiling ceramic tiles. The master suite has an impressive outlook to the front of the property and a spectacular en-suite bathroom comprising an oyster style bath, double walk in shower enclosure, floating wash hand basin, WC and skylight.

Property highlights

- Gas central heating
- UPVC double glazed windows
- Security alarm system
- Entrance hall with stairs rising to the first floor landing and access to:
- Guest cloakroom which is fully tiled and fitted with a wash hand basin and low level WC
- Snug - a versatile room with bay window over looking the front of the property
- Living room is a generous room with dual aspect windows, a feature fireplace with stone surround and double doors opening to:
- Dining / family room - a spacious versatile room with double doors opening to the rear garden, built in storage and access to:
- Kitchen / breakfast room is fitted with a designer range of eye and base level units with a centre island, specialist work surfaces and tiled flooring. There are a range of high specification integrated appliances to include an induction hob, four electric ovens (one which is also a steamer and another which is also a microwave), full

