



Bertone Road, Barton Seagrave, Kettering

**STUART  
CHARLES**  
ESTATE AGENTS

# £315,000

Situated in the ever popular Castle Fields development of Barton Seagrave is this immaculately presented four bedroom townhouse that is within walking distance of Wicksteed Park, local community centres and schooling.

This thoughtfully designed Redrow build has been imagined with family living at it's heart. Alongside this, the current owners have opened up the kitchen/living room as one, to create a social hub for the whole family to enjoy.

The ground floor comprises of an open plan kitchen/living space with french doors opening up onto the recently landscaped rear garden, a downstairs W/C and a handy utility cupboard.

To the first floor are two generous double bedrooms, a well proportioned single bedroom, three piece family bathroom and airing cupboard.

The master bedroom suite spans the whole second floor and provides eaves storage and an en-suite shower room.

The rear garden as mentioned, has been meticulously designed and landscaped to provide a tranquil setting for family and friends a like to enjoy. This includes two patio areas for hosting and a luscious artificial lawn to create ease and less maintenance.

- IMMACULATLY PRESENTED
- EN-SUITE TO MASTER BEDROOM
- SIDE BY SIDE PARKING FOR TWO VEHICLES
- WALKING DISTANCE TO WICKSTEED PARK
- CLOSE PROXIMITY TO LOCAL AMENITIES INCLUDING NURSERYYS, SCHOOLS & SHOPS
- FOUR GENEROUS BEDROOMS
- LANDSCAPED REAR GARDEN
- OPEN PLAN KITCHEN/LIVING SPACE
- SOUTH FACING REAR GARDEN
- EV CHARGING RECENTLY INSTALLED

## Entrance Hall

Entry via a composite double glazed front door, radiator, stairs rising to first floor landing & doors providing entry to:

## Downstairs W/C

5'10" x 2'11" (1.8 x 0.9)

Two piece white suite comprising a low level pedestal and wash hand basin, radiator & double glazed window to the front aspect.

## Utility Cupboard

Storage with plumbing for Washing Machine, space for Tumble Dryer & Extractor Fan.

## Lounge

15'5" x 10'5" (4.7 x 3.2)

Double Glazed French Doors to the rear aspect, tv points & radiator.







## Kitchen

16'8" x 8'2" (5.1 x 2.5)

Fitted kitchen providing base units with shelving above, breakfast bench, integrated dishwasher, space for fridge/freezer, 1 & 1/2 ceramic sink & drainer & double glazed window to the front aspect.

## First Floor Landing

Access to three bedrooms, family bathroom, airing cupboard & stairs rising to second floor.

## Bedroom Two

16'0" x 8'6" (4.9 x 2.6)

Double Glazed window to the rear aspect, radiator & TV point.





### **Bedroom Three**

11'1" x 8'6" (3.4 x 2.6)

Double Glazed window to the front aspect, radiator & tv point.

### **Bedroom Four**

10'2" x 6'10" (3.1 x 2.1)

Double Glazed window the rear aspect & radiator.

### **Airing Cupboard**

### **Family Bathroom**

6'10" x 5'10" (2.1 x 1.8)

Three Piece white suite with shower over the bath, heated towel rail & frosted double glazed window to the front aspect.





## Second Floor Landing

Door to master bedroom;

## Master Bedroom

20'4" x 11'5" (6.2 x 3.5)

Double Glazed dormer style window to front aspect, double glazed Velux window to the rear aspect, two radiators, loft access, eaves access front & rear & door to en-suite shower room.

## En-Suite Shower Room

7'6" x 5'10" (2.3 x 1.8)

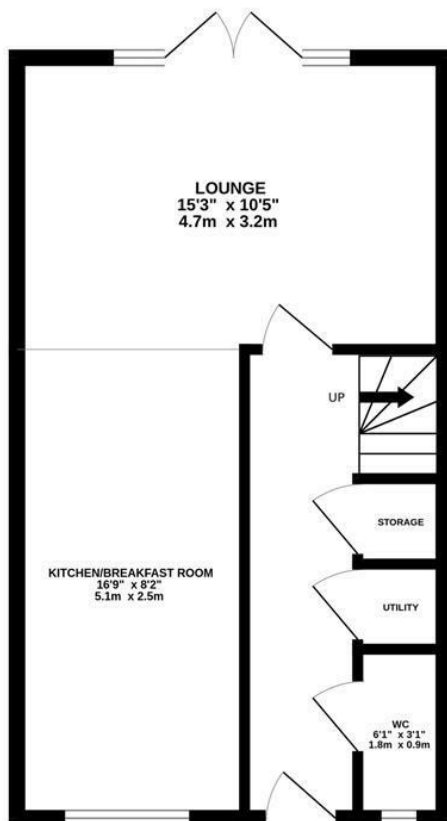
Three piece suite with shower cubicle, heated towel radiator, double glazed Velux window to the rear aspect & door to cupboard containing boiler.

## Outside

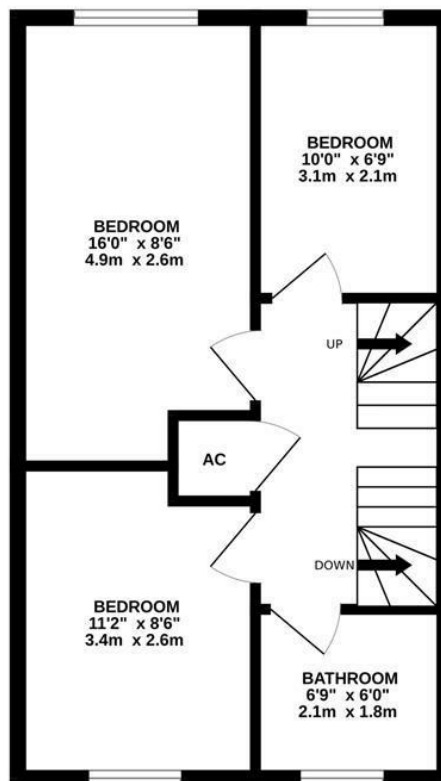




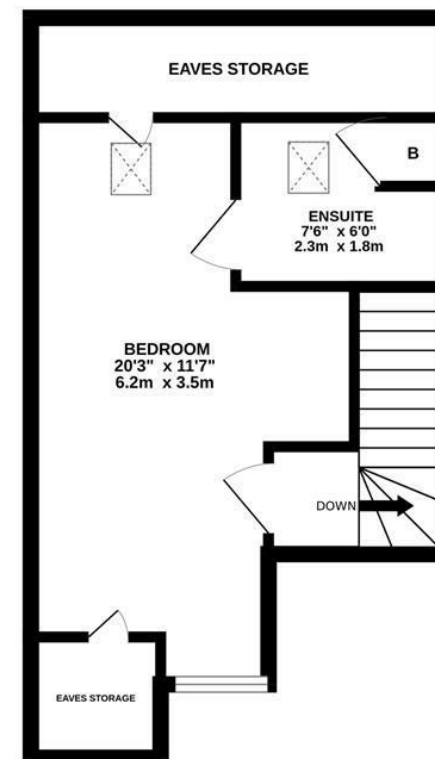
GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Front: Block paved parking for two vehicles, stoned frontage, hardstanding bin storage area, EV charger & pathway to side gated rear access.

Rear: Two patio areas, artificial lawn surrounded by timber sleepers, side pathway to garden shed, enclosed by timber fencing & side gated access.

