

**19 Collingtree Drive  
Barton Seagrave  
KETTERING  
NN15 4AW**

**Guide Price £290,000**



- BUILT BY BARRATT HOMES IN 2023
- THREE BEDROOMS
- INTEGRATED APPLIANCES
- FAMILY BATHROOM
- OFF ROAD PARKING FOR TWO VEHICLES

- SEMI-DETACHED
- KITCHEN/DINER
- EN-SUITE TO BEDROOM ONE
- SHOW HOME CONDITION
- ENERGY EFFICIENCY RATING

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A beautifully presented and owner enhanced three bedroom semi-detached property built by Messrs Barratt Homes in 2023 and situated on a hugely popular Bertone Gardens development in Barton Seagrave. This property comes to market in show home condition with sympathetic upgrades throughout and close to local amenities. Act quickly should you wish to view this lovely home which comprises in brief; entrance hall, spacious lounge, kitchen/diner and downstairs cloakroom. To the first floor expect to find three nicely proportioned bedrooms with en-suite facilities to bedroom one and a family bathroom. Externally the property benefits from a landscaped rear garden and off road parking to front for two vehicles.

### **Entrance Hall**

Enter via composite door with obscure inset window, Falco Amis laminate flooring, door to;

### **Lounge**

16'6" x 15'7" max (5.05 x 4.76 max)

Dual aspect. UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, Falco Amis laminate flooring, door to kitchen/diner.

### **Kitchen/Diner**

15'7" x 10'6" (4.76 x 3.21)

UPVC double glazed French doors to rear garden, UPVC double glazed window to rear aspect, modern wall and base mounted units with drawers incorporating soft touch closure, integrated dish-washer, integrated fridge/freezer, integrated oven with induction hob and extractor hood over, roll top work surfaces and splash backs, stainless steel sink with drainer and mixer tap over, Falco Amis laminate flooring.

### **Downstairs Cloakroom**

Pedestal wash hand basin with close coupled W/C, Falco Amis laminate flooring, tiled splash backs, extractor fan.

### **First Floor Landing**

Loft hatch entrance, doors to;

### **Bedroom One**

13'9" max x 9'0" (4.20 max x 2.75)

UPVC double glazed window aspect, two double built in wooden wardrobes and one single built in wooden wardrobe alongside built in cupboards.

### **En-Suite To Bedroom One**

8'7" max x 4'7" (2.64 max x 1.41)

Obscure UPVC double glazed window to side aspect, shower cubicle tiled floor to ceiling, pedestal wash hand basin with storage under, low level W/C, Arcadia Bernini flooring, electric shaving point, extractor fan.

### **Bedroom Two**

10'6" x 8'2" (3.22 x 2.49)

UPVC double glazed window to rear aspect.

### **Bedroom Three**

10'6" x 6'3" (3.22 x 1.92)

UPVC window to front aspect.

**Family Bathroom**

7'0" x 6'2" (2.14 x 1.90)

UPVC obscure double glazed window to rear aspect, white suite comprising panel bath with shower over, pedestal wash hand basin with low level W/C, Arcadia Bernini flooring.

**Rear Garden**

Landscaped and low maintenance, two patio areas, laid to lawn, raised borders, decorative stones, fully surrounded by wooden panel fencing, wooden side gate leading off road parking, outside tap.

**Off Road Parking**

Block paved driveway, off road parking for two vehicles.

**Agents Notes**

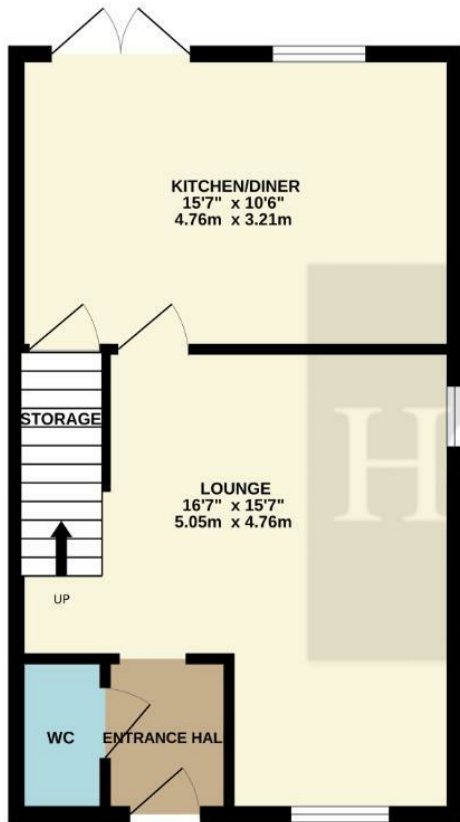
Local Authority: North Northamptonshire

Council Tax Band C

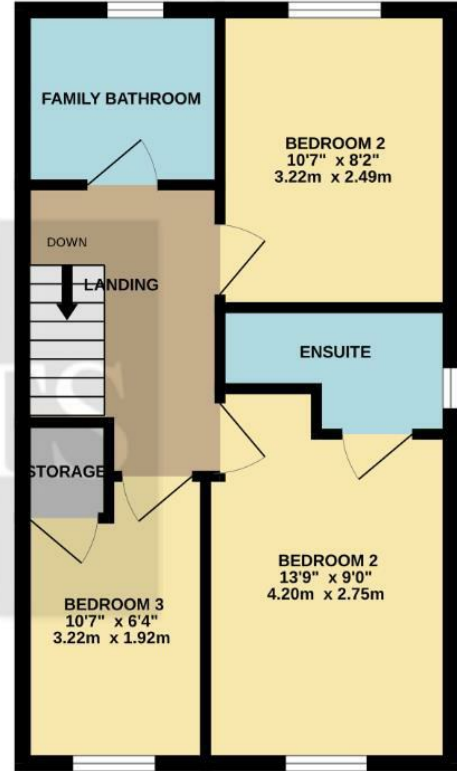




GROUND FLOOR

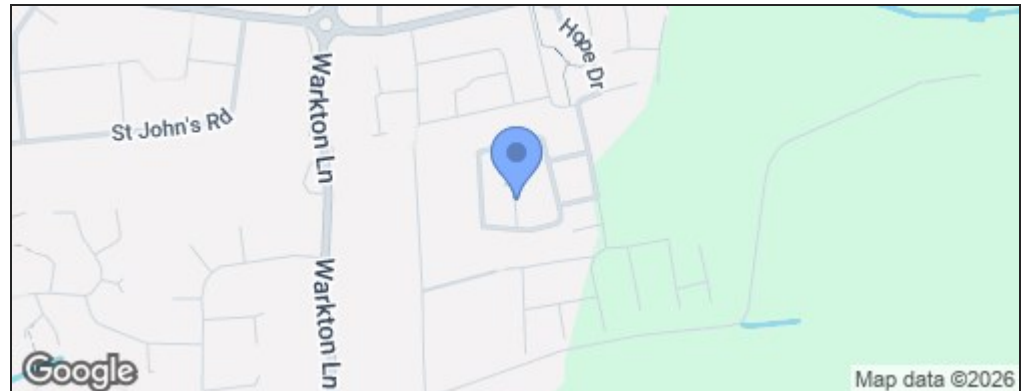


1ST FLOOR



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.