

17 Sulgrave Street
Barton Seagrave
Kettering
NN15 5GQ

£500,000 offers in excess of



OSCAR JAMES
...expect excellence



WHAT'S GREAT?

This three storey, Barratt stone built property has incredible, versatile and generous living space as well as its **FIVE** large bedrooms. The added extra of a stunning extension provides a superb open plan dining/family room to the rear of the kitchen making this the real hub of the home.

To detail the accommodation, on the ground floor expect to find a large entrance hall with built in storage under the stairs, storage cupboard, cloakroom and doors leading to a spacious front to back lounge with bay window to front and French doors to rear. A separate dining room or play room depending on preference and the bright and now generously sized kitchen, dining room/family room and utility room.

To the first floor there are three of the bedrooms, the master with four piece ensuite, a guest room also with ensuite, bedroom five and a family bathroom. The second floor has a large landing area leading to two double bedrooms, storage cupboard and a bathroom.

Other benefits internally include, bi folding doors and vaulted ceiling with sky lights to the rear kitchen extension, integrated appliances in the kitchen and solid wooden walnut worktops, fitted wardrobes in the master bedroom, bedroom three and five, two bathrooms as well as two ensuites and the ground floor cloakroom and dual zone central heating. Outside there is a double garage with ample parking in front for at least four vehicles.

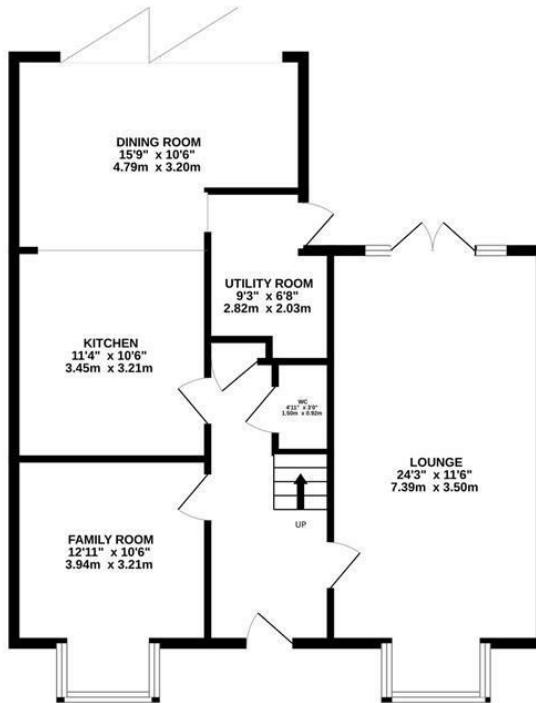
The garden space to the is especially charming given its privacy to the rear, enclosed on all sides and established with trees, shrubs, laid to lawn, large garden shed and patio area. It really is a lovely space to relax and entertain. To the front wrought iron railings surround the shrubbery enclosing the front with gated access to the front and side.

Call the delighted sole agents Oscar James Kettering to make arrangements to view.

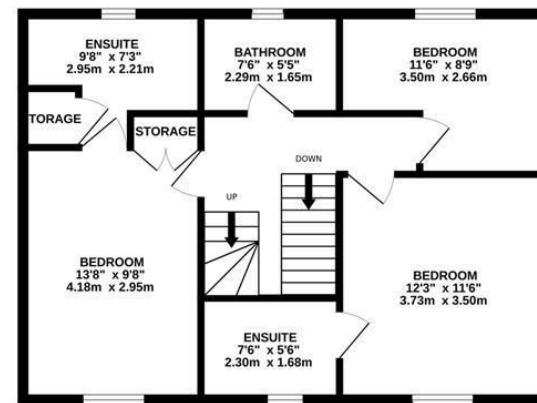
...expect excellence

Floor Plan

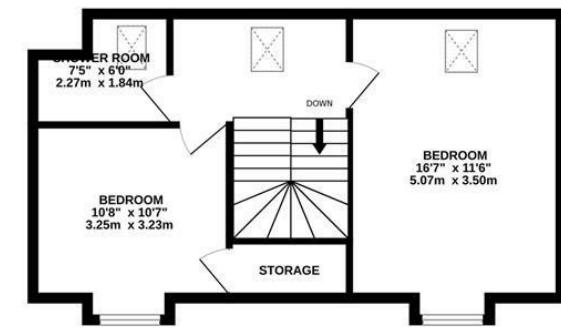
GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



2ND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1855 sq.ft. (172.3 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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AT A GLANCE...



Three reception rooms



Contemporary high gloss kitchen and utility room



Five bedrooms



Family bathroom, shower room, two ensuites and cloakroom



Secluded garden



Double garage and ample off road parking





SELLER'S SECRET

As a family home this house has been perfect, especially since we added the extension creating the ideal space for both the adults and children as well as a welcoming area for guests when entertaining.

We hope the new owners enjoy this home as much as we have. We've found a no-chain property that interests us and may pursue it after selling.



OSCAR JAMES

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To buy or not to buy....

why we like it....

This property has plenty to offer, we especially like the garden space being so secluded and enclosed, it really doesn't feel like you are in a newer build area. A definite must view, we very much look forward to showing prospective buyers around.