



29 Grimsthorpe Avenue, Barton Seagrave NN15 5ZG

Asking Price £230,000

Ideal first home in sought after Bertone Manor

A well-presented semi detached property offering modern living in the sought after Bertone Manor development just off Warkton Lane. This home features a spacious living room with double doors to a low maintenance rear garden, a well equipped kitchen, and a handy ground floor WC. Upstairs, you'll find two double bedrooms and a contemporary bathroom, all supported by PVC double glazing and gas radiator central heating. Outside, enjoy an enclosed front garden and rear garden where there is a patio and artificial lawn, a storage shed, and the convenience of double parking accessed from Haddon Avenue. A conveniently placed gate at the back of the parking area leads into the rear garden.

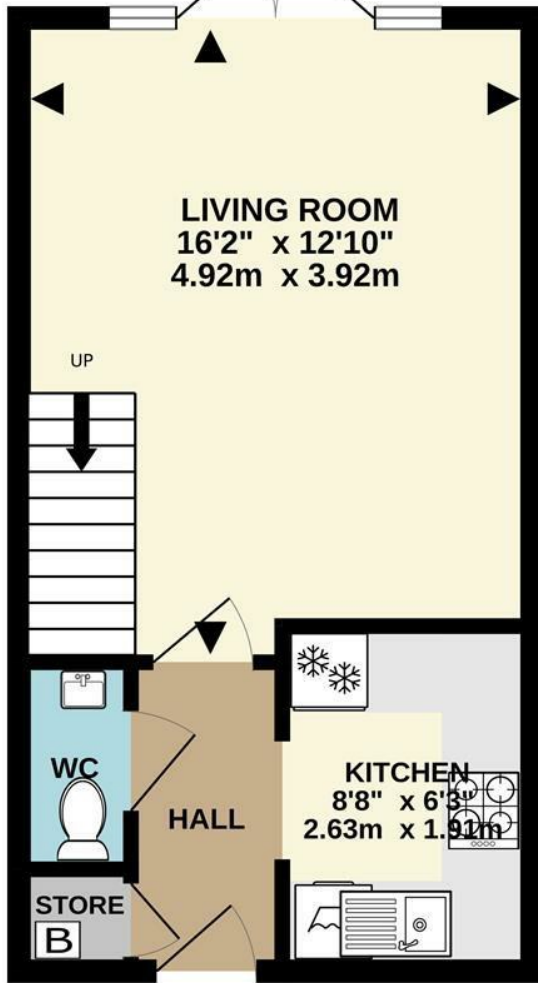
Tenure: Freehold
Energy Rating: B
Council Tax Band: B

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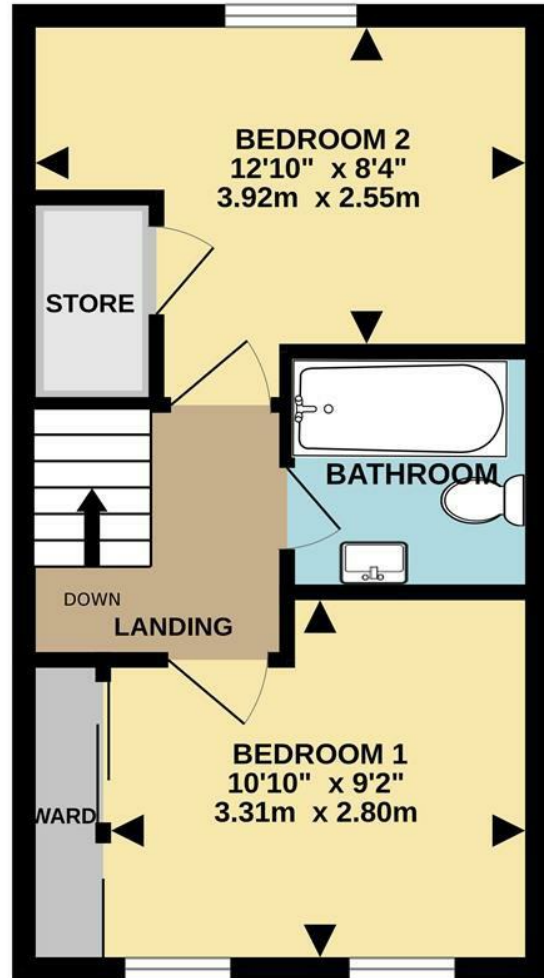
TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

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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GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



- Modern 2 bedroom semi in popular area
- Gas central heating, PVC double glazing
- Double parking space off Haddon Drive
- Fitted kitchen with oven, hob, hood, fridge and freezer
- 2 double bedrooms, bathroom and ground floor wc

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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