

13 Sulgrave Street  
Barton Seagrave  
NN15 5GQ

£500,000

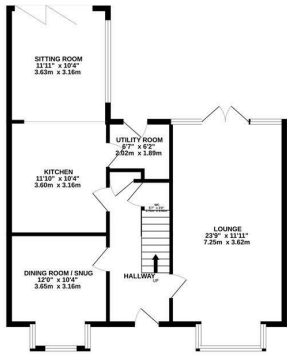


OSCAR JAMES

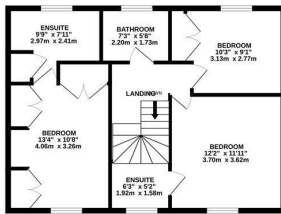
...expect excellence

# FLOOR PLANS

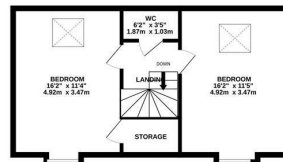
GROUND FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



2ND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1831 sq.ft. (170.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Melego 12/2025



## AT A GLANCE...



Large Lounge



Extended Kitchen/Diner Family Space



Five Bedrooms



WC/ Two Ensuites & Family Bathroom



Private Rear Garden



Double Garage & Off Road Parking



## WHAT'S GREAT?

Nestled on the charming Sulgrave Street in Barton Seagrave, Kettering, this exceptional detached family home offers a perfect blend of modern living and spacious comfort. This extended property boasts five well-proportioned bedrooms and three bathrooms, making it an ideal choice for families seeking both space and style.

Upon entering, you are greeted by a welcoming hallway that leads to a generous front-to-back living room, complete with a striking media wall that serves as a focal point for relaxation and entertainment. Adjacent to this, a separate dining room or snug provides a versatile space for family gatherings or quiet evenings. The heart of the home is undoubtedly the extended kitchen/diner, which is perfect for family meals and socialising, complemented by a handy utility room and a convenient WC.

The first floor features a spacious master bedroom with fitted wardrobes and a beautifully refitted ensuite shower room, bedroom two also benefits from ensuite facilities, while an additional bedroom and a family bathroom complete this level. Ascending to the top floor,

you will find two further good-sized bedrooms and an additional shower room, providing ample accommodation for family or guests.

Outside, the landscaped rear garden is a lovely, featuring a patio area and an enclosed wooden seating space equipped with power and lights, perfect for entertaining or enjoying peaceful evenings. Additionally, a cabin in the garden offers an excellent opportunity for a home office or creative space.

To the front of the property, off-road parking is available for up to four vehicles, along with a double garage. This remarkable home has been modernised and extended to a high standard and truly must be viewed to be fully appreciated.

...expect excellence



# SELLER'S SECRET

We have owned this property since new, we have loved living here! it is a great location for the schools, we are looking at upsizing within the local area.



## Why we like it....

A great extended family home, situated in a popular area.

# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
01536 415777  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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