



42 Grimsthorpe Avenue

Barton Seagrave, NN15 5ZG



**Simpson & Partners**

Built in 2018 by the renowned developer Barratt Homes, this superbly presented two bedroom semi-detached property offers off road parking to the front and is situated on the highly sought-after Bertone Gardens development. The location is particularly appealing with a new primary school and a David Lloyd gym soon to be built nearby, whilst Junction 10 of the A14 and the town centre are just a short drive away, providing excellent transport links and access to local amenities.

The property benefits from UPVC double glazing and gas radiator heating, ensuring comfort and efficiency all year round. The well-planned accommodation comprises an inviting entrance hall leading to a convenient downstairs WC, perfect for guests. The luxury fitted kitchen is a particular highlight, showcasing built-in and integrated appliances that create a modern and functional space ideal for cooking and entertaining. The lounge/dining room provides a wonderful living area with attractive patio doors that open directly onto the beautifully landscaped rear garden, creating an excellent indoor-outdoor flow that's perfect for relaxation and alfresco dining during the warmer months.

On the first floor, there are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes that provide excellent storage solutions and help maintain a clean, uncluttered aesthetic. The white three-piece bathroom suite completes the first floor accommodation with both style and practicality.

Externally, the property offers double width off road parking to the front, accommodating multiple vehicles with ease, whilst the beautifully landscaped rear garden provides a private and peaceful outdoor space for relaxation and entertainment.

This property represents an excellent opportunity to acquire a modern, move-in ready home in a desirable location. An internal viewing is highly recommended and truly a must to fully appreciate the quality, space, and attention to detail.

Offers In Excess Of £230,000



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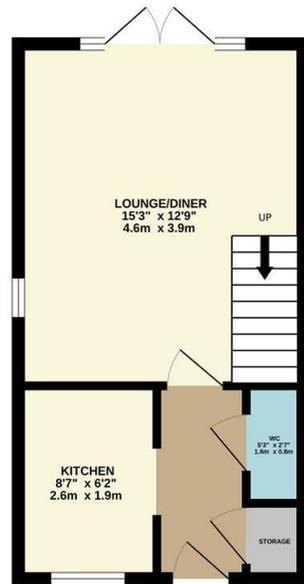
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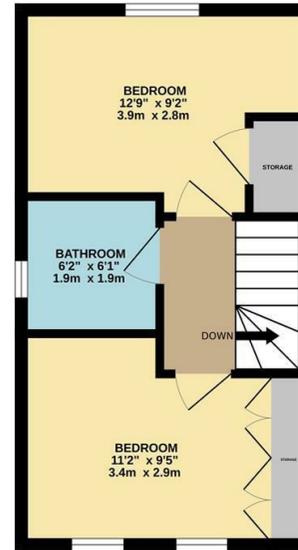
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GROUND FLOOR



1ST FLOOR



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.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</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	



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