

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

Tel: 01536 524475
www.chrisgeorgeestateagent.co.uk

Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



4 Mereway, Barton Seagrave, NN15 6WR
£310,000

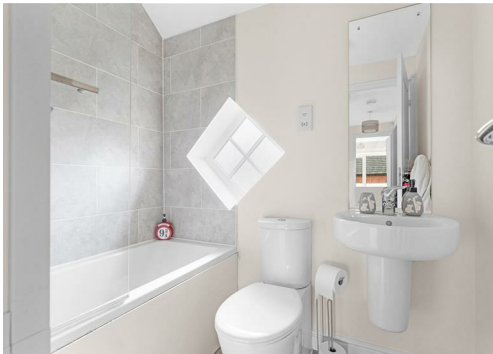
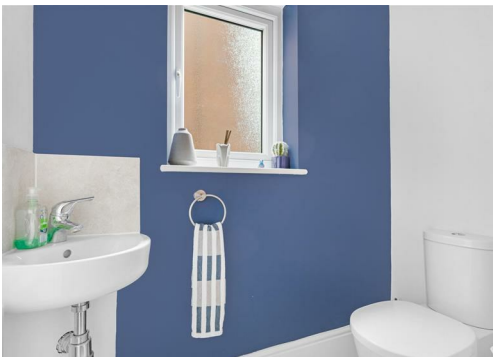
3 2 1 B

A well presented three bedroom semi-detached home, situated within the popular Red Row development in Barton Seagrave. The property provides a lounge, a modern kitchen/dining room, a ground floor WC, three bedrooms with an ensuite to the master bedroom, and a family bathroom. Outside, the home benefits from an enclosed rear garden, mainly laid to lawn with decked and patio seating area, along with a courtesy door into the garage, which features power and lighting. There is also side access leading to off-road parking for at least two vehicles, and an EV charger.

The property is entered via a hallway, with doors leading to the ground floor rooms and stairs rising to the first floor. The lounge is positioned at the front of the home, enhanced by a large window allowing in plenty of natural light. To the rear, the kitchen/dining room extends across the full width of the property and features French doors opening out to the garden. The kitchen is fitted with a range of wall and base units with worktops over, along with integrated appliances including an eye-level double oven, hob with extractor, and a fridge/freezer. There is also space for additional appliances and a useful storage cupboard. Further storage is available in the hallway, along with the conveniently located guest WC.

Upstairs, the landing provides access to all three bedrooms, the main bathroom, and a built-in storage cupboard. The master bedroom benefits from its own ensuite shower room, while the family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, a low-level WC, and a pedestal wash basin.

COUNCIL TAX BAND - C
EPC RATING - B



Living Room
16'4" x 10'11" (5.00 x 3.33)

Kitchen/ Dining Room
17'8" x 11'11" (5.40 x 3.64)

Master Bedroom
11'10" x 11'0" (3.63 x 3.37)

Ensuite
7'0" x 4'0" (2.14 x 1.22)

Second Bedroom
11'9" x 10'11" (3.59 x 3.35)

Third Bedroom
8'7" x 8'7" (2.63 x 2.62)

Family Bathroom
6'4" x 5'2" (1.95 x 1.60)