

Hardwick Avenue  
Barton Seagrave  
Kettering  
NN15 5LD

£1,750 Per Month

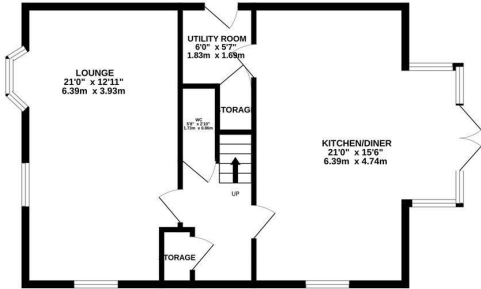


OSCAR JAMES

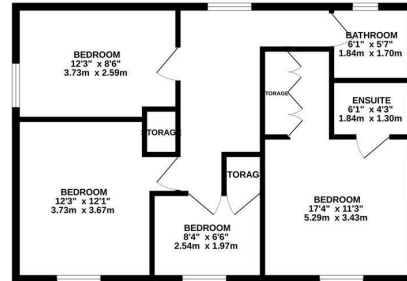
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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...



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## WHAT'S GREAT?

Offered to market in immaculate condition this generous four bedroom detached property in Barton Seagrave, provides superb space internally consisting of on the ground floor, two very large reception rooms, a lounge with dual aspect windows and fabulous kitchen/diner/family room which is bright, spacious and versatile with plenty of space for a dining table, study area or lounge area for entertaining, the kitchen is an excellent area for cooking and entertaining with integrated appliances and high gloss units, finally expect to find a utility room and cloakroom on this ground level.

\*\*\* AVAILABLE JULY \*\*\*

Council Tax Band : E  
EPC Rating: B

To the first floor there are four bedrooms, all a great size, the master benefits from an ensuite shower room and a family bathroom services the remaining bedrooms.

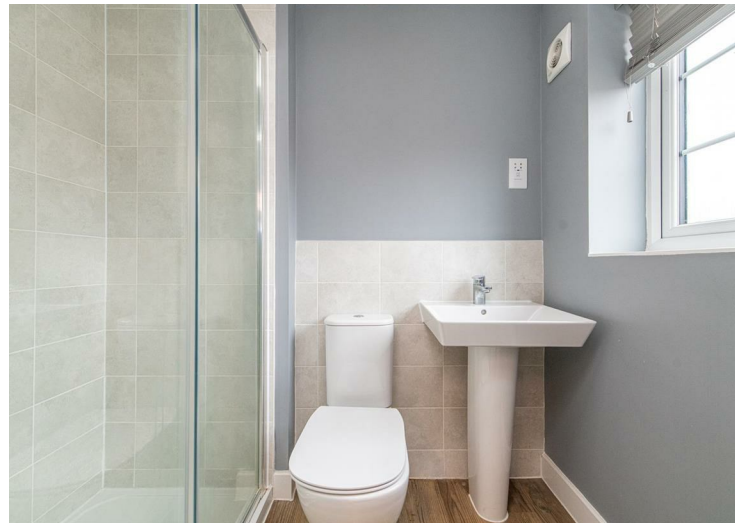
Outside there is a garden leading out from the kitchen which is beautifully maintained, laid to lawn with patio area, brick walling and gated rear access leading to the driveway and single garage.

...expect excellence



# SELLER'S SECRET

We very much hope the new owners enjoy living here, the area is really nice and the garden is a lovely place to relax and enjoy.



## *Why we like it....*

This property is beautifully presented internally and has been very well kept over the years. A definite must view property.

# 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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