



12 Grendon Drive,
Barton Seagrave, NN15 6RW

OSCAR JAMES

Offers In Excess Of £350,000

ESTATE AGENTS

The Property in Brief...

Occupying a corner plot in a family friendly location in the popular town of Barton Seagrave, is this beautiful four bedroom detached property.

Barton Seagrave is a peaceful village that is a stone's throw away from the famous Wicksteed Park, Barton Hall, and offers excellent schooling with useful commuter links to the A14, A6 and M1. On top of this, the village is only a short stop away from Kettering Train station which provides direct access to London within the hour.

The property is presented in immaculate condition throughout and this is clear upon entering!

The downstairs layout comprises of; entrance hall with a useful cloakroom, kitchen/breakfast room fully equipped with a utility room leading off, integrated appliances and lots of cupboard space, spacious lounge with French doors into the garden, and a further reception room, perfect as a dining room.

On the first floor expect to find four generous bedrooms and an immaculate family bathroom, with the master bedroom benefitting from stunning ensuite facilities, complete with a double shower.

Outside to the rear is the gorgeous private and fully enclosed garden, with a patio area for entertaining and a door into the garage. The current owners have also built a cabin outside which has power and lighting, and is currently being used as a consulting room, but would have a multitude of uses - perfect for anyone who works from home. To the front there is the drive.

To arrange to come and view this fabulous property, please give Oscar James a call today.



Dimensions

Living Room
19'9" x 11'3" (6.02 x 3.43)

Kitchen/Breakfast Room
11'7" x 9'4" (3.53 x 2.84)

Dining Room
10'4" x 9'0" (3.15 x 2.74)

Utility Room
6'2" x 5'3" (1.88 x 1.60)

Bedroom 1
12'0" x 11'2" (3.66 x 3.40)

Bedroom 2
9'0" x 9'7" (2.74 x 2.92)

Bedroom 4
9'3" x 7'9" (2.82 x 2.36)

Bedroom 3
10'2" x 9'0" (3.10 x 2.74)

Ensuite
6'4" x 5'4" (1.93 x 1.63)

Bathroom
8'2" x 6'11" (2.49 x 2.11)



TOTAL FLOOR AREA: 1144 sq. ft. (106.3 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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What our vendors say...

We absolutely love this house, we love the location and having the cabin in the garden for my work is fabulous, the garden gets lots of sun and I love having a separate utility room to hide away the washing.



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