

22 Claydon Avenue  
Barton Seagrave  
Kettering  
NN15 5YX

£425,000

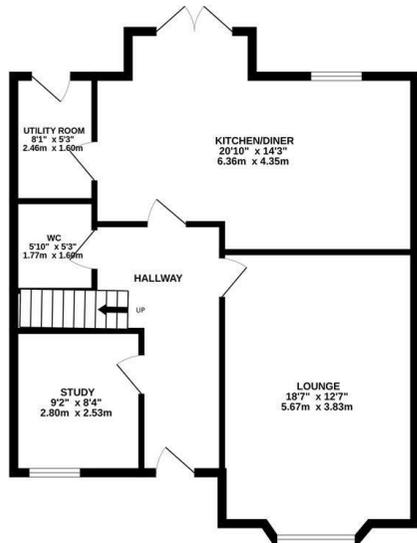


OSCAR JAMES

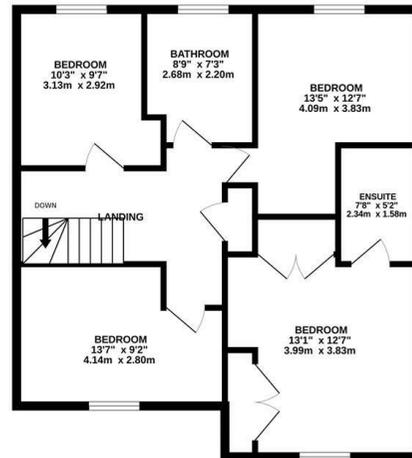
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# FLOOR PLANS

GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 1453 sq.ft. (135.0 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 Metropix 10/2025



## AT A GLANCE...



Lounge



Kitchen/Diner



Four Bedrooms



WC/Ensuite/Family Bathroom



Private Rear Garden



Single Garage & Off Road Parking



## WHAT'S GREAT?

With FOUR bedrooms and a SINGLE GARAGE this DETACHED home situated on Bertone Manor, this family home is a must view.

The accommodation set over two floors consists of an entrance hall with spacious cloakroom and storage cupboard, kitchen/diner with plenty of room for a dining table and integrated appliances including fridge/freezer, dishwasher, oven, hob and extractor and utility room. A bright and generously sized lounge to the front of property and a separate snug/play room.

To the first floor you have four bedrooms, the master of which

benefits from an ensuite shower room and a family bathroom to complete this floor.

Outside to the side of the property a lengthy driveway provides off road parking for at least two vehicles and leads to a single garage, the rear garden is a good size, laid to lawn with retaining timber fencing and gated access to the side.

Call Oscar James Kettering to make arrangements to view.

...expect excellence



# SELLER'S SECRET

we have owned this property since new, we have loved living here, we are looking to upsize locally.



*Why we like it....*

A great family home on a popular estate.

## OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB

01536 722 222

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To buy or not to buy....

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