

31 Manningham Lane
Kettering
NN15 6RL

£260,000

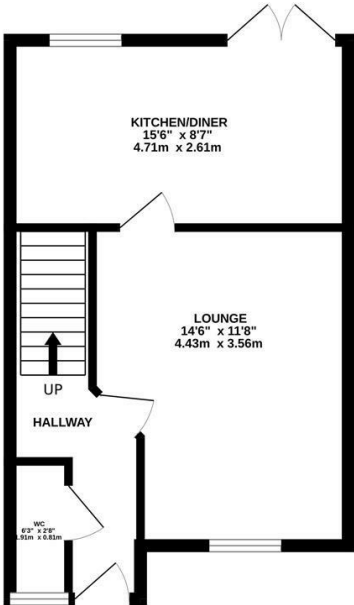


OSCAR JAMES

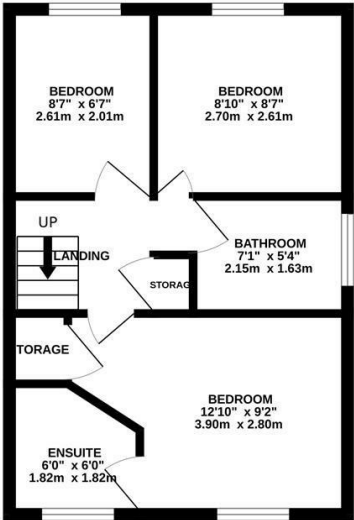
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FLOOR PLANS

GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 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...



Lounge



Kitchen Diner



3 Bedrooms



Family Bathroom, Ensuite & W/C



Rear Garden



Off Road Parking



WHAT'S GREAT?

Located on the highly desirable Cranford Chase development in Hanwood Park, Barton Seagrave, this modern three-bedroom semi-detached home offers attractive, well-planned living space along with off-road parking for several vehicles.

The accommodation begins with a welcoming entrance hallway leading to a spacious lounge and a contemporary kitchen/dining area with space for free standing appliances. There is plenty of room for a dining table, while French doors open onto the rear garden, creating a bright and sociable space ideal for modern family living. A convenient ground-floor W/C completes the downstairs layout.

The first floor comprises three well-proportioned bedrooms, including a main bedroom with an en-suite shower room, a second double bedroom, and a generous single bedroom, all served by a modern three-piece family bathroom.

Outside, the rear garden is mainly laid to lawn and offers a blank canvas for buyers to personalise and create their ideal outdoor retreat.

This is an excellent opportunity to acquire a well-presented home within a popular modern development, conveniently located close to local schools, amenities, and transport links.

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SELLER'S SECRET



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To buy or not to buy....
