

97 Brockhall Crescent
Barton Seagrave
Kettering
NN15 4AR

£425,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

A fabulous four double bedroom executive family home built by Barratt Homes which has been beautifully maintained by the one and first owner. It must be viewed to be appreciated.

The accommodation works extremely well over the two floors with balanced living space and bedroom sizes. In brief the ground floor accommodation comprises of an entrance hall with cloakroom and two storage cupboards, a gorgeous, sumptuous lounge, study/family room, utility room and a very spacious kitchen/diner/family room with fully integrated appliances including oven, gas hob, extractor fan, fridge/freezer and dishwasher.

To the first floor there are four bedrooms, all very well proportioned, the master of which enjoys ensuite shower facilities and a family bathroom with

shower over the bath.

Other benefits include UPVc double glazing, gas radiator heating, superb fittings throughout as well as Amtico flooring in some areas.

Expect to find an excellent sized rear garden with lawn, patio areas, retaining timber fencing and gated access to the front and driveway for two vehicles and single garage with up and over door.

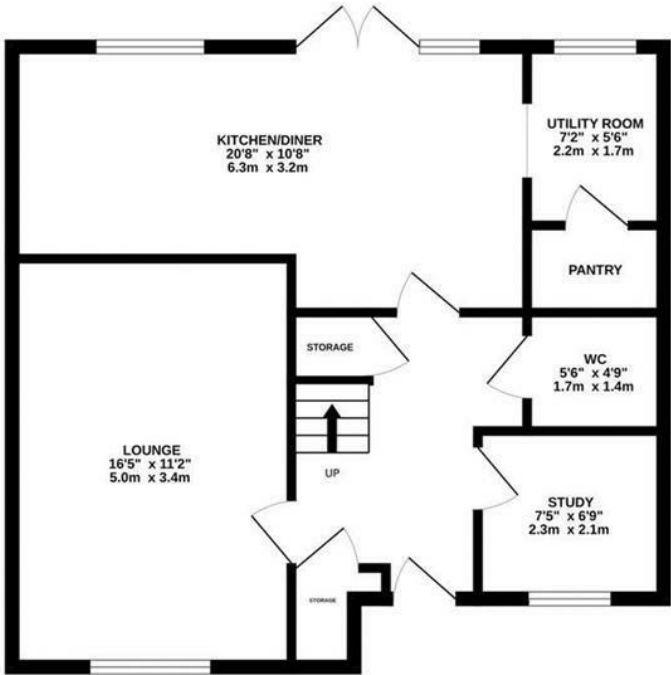
Call the delighted sole agents Oscar James Kettering to make arrangements to view.

...expect excellence

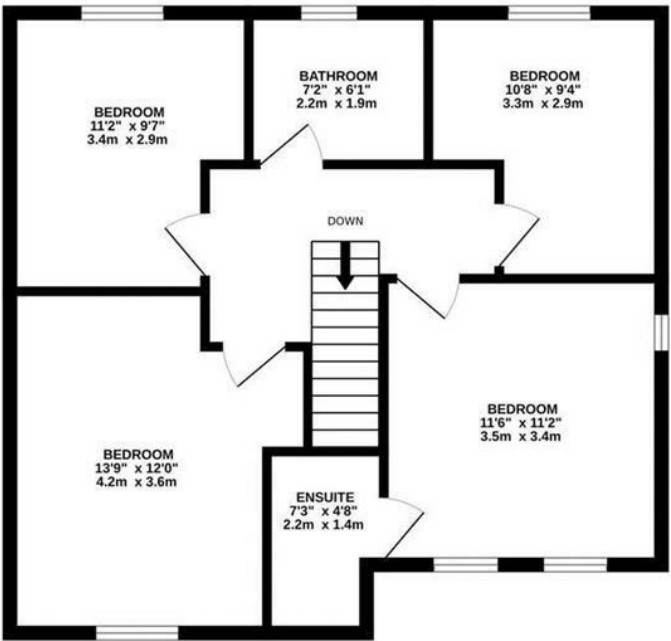
Floor Plan



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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...



Three reception rooms



Four bedrooms



Good size garden



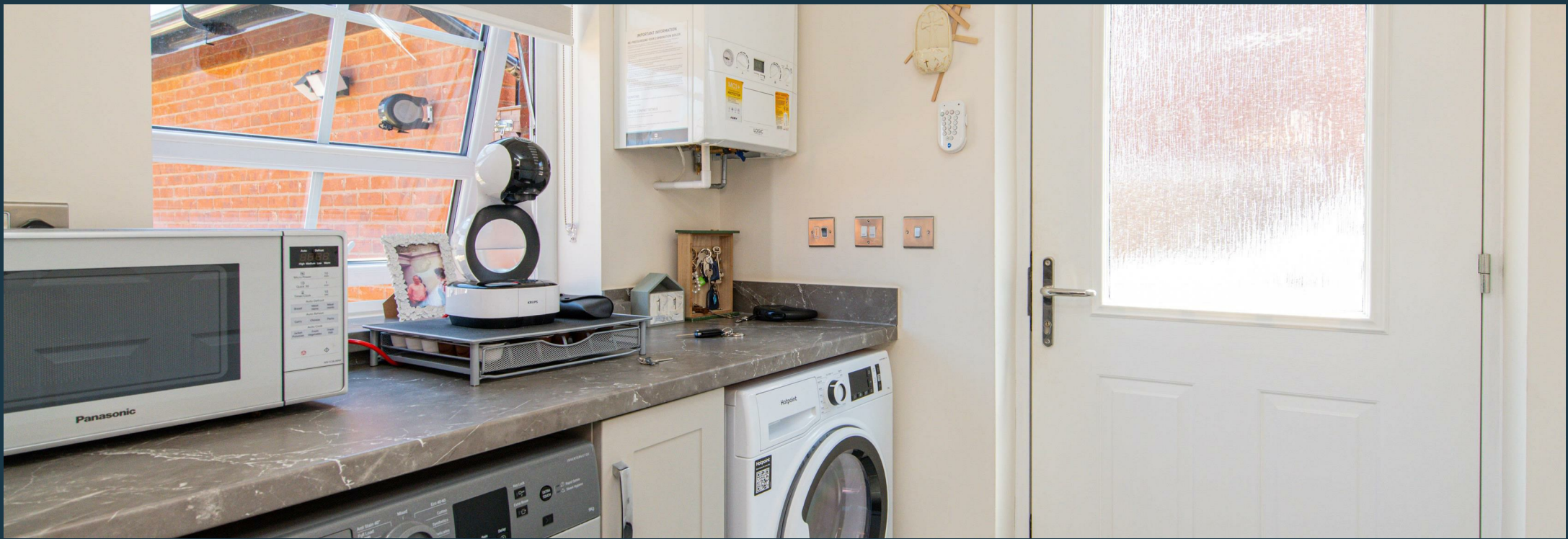
Superb kitchen with integrated appliances



Family bathroom, ensuite and cloakroom



Single garage and off road parking





SELLER'S SECRET

The time is right to sell and move on to pastures new. There will be no related purchase to make things as straightforward as possible hopefully.



Why we like it....

A gorgeous home, beautifully maintained and ready to move in, call us asap to view!

OSCAR JAMES

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To buy or not to buy....
