

8 Claydon Avenue  
Barton Seagrave  
Northamptonshire  
NN15 5YX

£1,350 Per Month



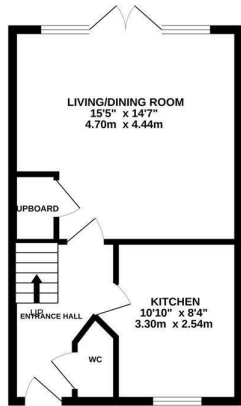
OSCAR JAMES

...expect excellence

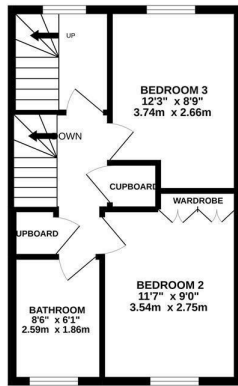


# FLOOR PLANS

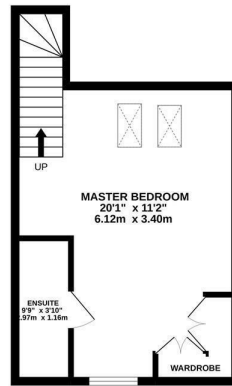
GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.9 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.  
Made with Metropix ©2022



## AT A GLANCE...



custom text 1



custom text 4



custom text 2



custom text 5



custom text 3



custom text 6





## WHAT'S GREAT?

A gorgeous, three double bedroom, three storey home offered to market in superb condition which must be viewed to be appreciated.

This property is situated on the Bertone Manor estate which is very desirable and popular and will benefit from many amenities as the area grows.

The house itself is an excellent example of a town house with a stunning high gloss kitchen to the front with integrated appliances, a large lounge/diner can be found to the rear with storage cupboard and French doors leading to the rear garden, finally a cloakroom completes this floor.

To the first floor there are two good size bedrooms and a four piece family bathroom with separate shower cubicle.

The second floor provides the master bedroom, an enormous bedroom with windows front

and rear and a large ensuite shower room. A stunning room which really makes this home special.

Outside the driveway provides off road parking for two vehicles and leads to a single garage, the garden to the rear is a nice size, laid to lawn with patio area and raised flower beds.

AVAILABLE FROM 3RD FEBRUARY

...expect excellence



# SELLER'S SECRET

A work relocation means we have decided to sell. The house has been great for us and our twins but it is no longer sensible for us to stay here with new working commitments. We hope the new owners are very happy here.



## Why we like it....

A really good example of a town house, great size, not just with the bedrooms, with a garage and good garden too, this is a must view home.

# 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....

---

---

---

---

---