

6 Belton Road  
Barton Seagrave  
Kettering  
NN15 5YY

£300,000 offers in excess of



OSCAR JAMES

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## WHAT'S GREAT?

A fabulous semi detached three storey town house with a generous plot, facing out onto green space, set back from the road, making this a great family home for those looking to upsize, move into the area or buy for the first time.

The layout of this town house is versatile providing the option of either using it as a three or four bedroom home depending preference. Currently the owners enjoy a playroom, cloakroom, utility cupboard with plumbing for washing machine and large open plan kitchen/diner/family room with storage cupboard on the ground floor.

To the first floor there is a formal sitting room and a double bedroom with ensuite shower room, the second floor accommodation comprises of two

double bedrooms and a family bathroom.

Other benefits include UPVc double glazing, gas radiator heating, integrated appliances including dishwasher, double oven and fridge/freezer and shed in the garden.

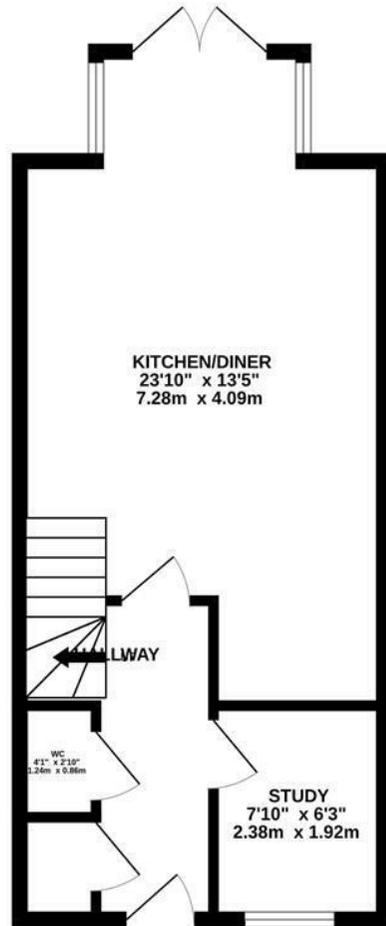
The garden to the rear of the property is an excellent size for a newer build home, laid to lawn with patio area, retaining timber fencing and gated access to the side leading to the driveway to the side of home providing parking for two vehicles.

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

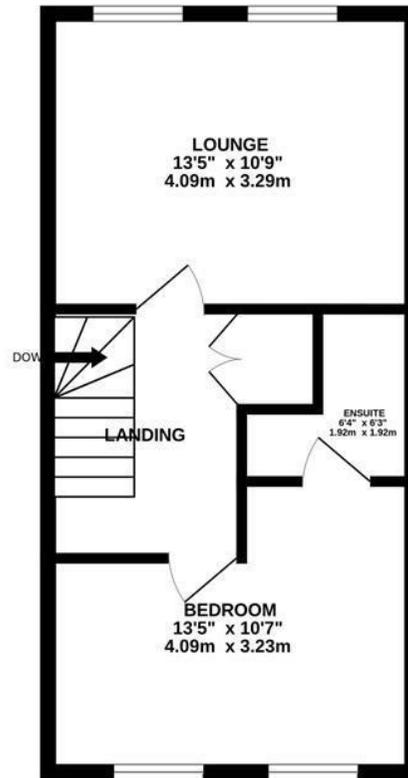
...expect excellence

# Floor Plan

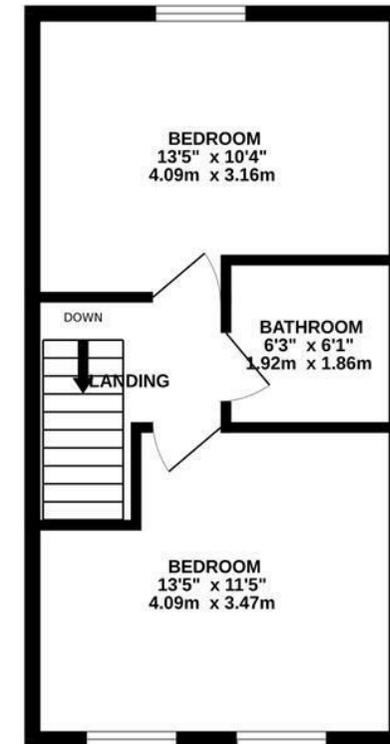
GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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.

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## AT A GLANCE...

-  Kitchen/diner/family room and study/playroom ground floor, lounge or bed 4 on first floor
-  Three/four bedrooms
-  Excellent size garden
-  High gloss kitchen with integrated appliances
-  Family bathroom, ensuite and cloakroom
-  Off road parking for two vehicles





# SELLER'S SECRET

We have been extremely happy here since purchasing Belton Road from new, now that our family has expanded we need to relocate slightly to be closer to relatives to help with child care, we have seen a new build home that we will reserve once sold which will be ready approximately May/June so we would not look to hold the sale up.



*Why we like it....*

A lovely home, great size and a very good layout for a town house. A must view, call to view asap!

*To buy or not to buy....*

# OSCAR JAMES

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