

Rockingham Road  
Kettering  
NN16 9HY

£450,000

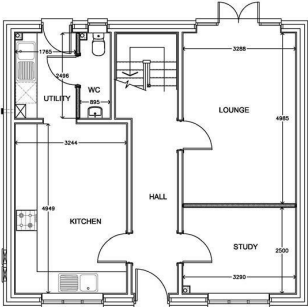


OSCAR JAMES

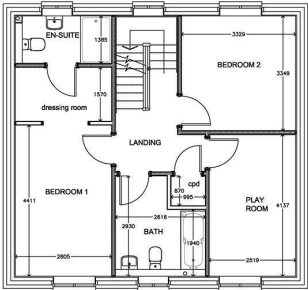
...expect excellence



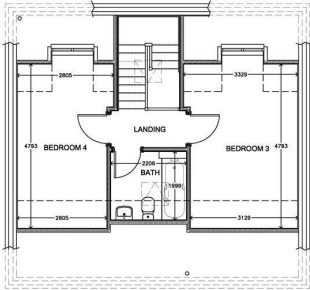
# FLOOR PLANS



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



## AT A GLANCE...



custom text 1



custom text 4



custom text 2



custom text 5



custom text 3



custom text 6



# WHAT'S GREAT?

**\*\* LAST TWO PLOTS REMAINING – MOVE IN WITHIN 4 WEEKS! (Subject to legals) \*\***

This is your chance to secure a stunning, brand-new five-bedroom, three-storey home on the exclusive Britannia Park development – perfectly positioned on the northern outskirts of Kettering town centre. With excellent commuter links and a luxurious high-specification finish, this property offers exceptional value and an enviable lifestyle.

Crafted by Seagrave Developments—an award-winning, locally renowned builder known for quality materials, superior finishes, and attention to detail—this home is part of one of the area's most exciting and exclusive new developments.

With over £15,000 worth of premium upgrades included, this home offers unrivalled value for money and is ready for you to move in within just 4 weeks.

Key Features:

Five spacious bedrooms across three floors

AEG integrated appliances, Cimstone worktops & bespoke hardwood-painted kitchen units

Two generous reception rooms – ideal for family living, entertaining, or working from home

Master suite with dressing area and stylish en-suite

Three beautifully finished bathrooms

Large private rear garden with patio area

Single garage and a generous private driveway

Ground Floor:

Inviting entrance hall

Spacious lounge with French doors opening onto the rear garden

Contemporary kitchen/diner with premium appliances

Separate utility room and ground floor WC

Versatile second reception room (perfect as a dining room, snug, or office)

First Floor:

Master bedroom with dressing area and luxury en-suite

Two further well-proportioned bedrooms

Stylish family bathroom

Second Floor:

Two additional double bedrooms

...expect excellence





# SELLER'S SECRET



Why we like it....

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....

---

---

---

---

---