

23 Grimsthorpe Avenue
Barton Seagrave
NN15 5ZG

£220,000 offers in excess of

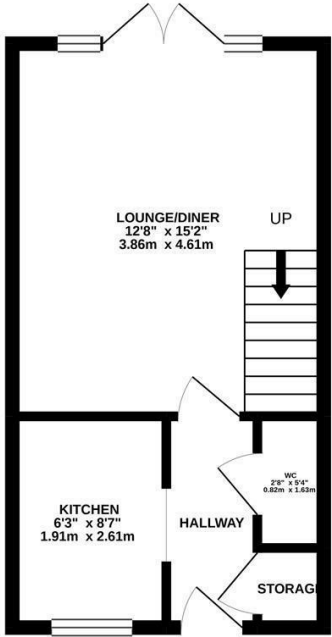


OSCAR JAMES

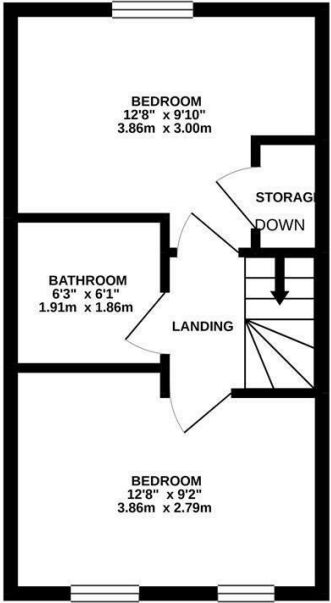
...expect excellence

FLOOR PLANS

GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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/diner



Modern fitted kitchen with integrated appliances



Two double bedrooms



Family bathroom and cloakroom



Larger than average garden



Off road parking for two vehicles



WHAT'S GREAT?

An immaculately presented two bedroom semi-detached home situated on the popular Bertone Manor development.

This property is beautifully presented. It is modern, bright and airy it would make a superb first time buy or possible rental investment given it's desirable location.

In brief the accommodation on the ground floor comprises of an entrance hall, cloakroom, storage cupboard, a contemporary high gloss white kitchen with integrated appliances including fridge/freezer, washing machine, oven, hob and extractor, the lounge/diner to the rear has ample space for dining and relaxing with French doors to rear giving access to

the garden.

To the first floor there are two good size double bedrooms and a well appointed family bathroom with shower over the bath.

The southerly facing garden is much larger than average being wider than expected, is low maintenance with an attractive patio area, large lawn and is fully enclosed with gated access to the driveway.

We are delighted to offer this property to the market and invite prospective buyers to call sole agents Oscar James Kettering to make arrangements to view.

...expect excellence



SELLER'S SECRET

We absolute love it here and it will be hard to leave, having purchased it as our first home. We really hope the new owners love living here as much as we have.



Why we like it....

A truly beautiful property! We do not expect this to be around for long!

OSCAR JAMES

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To buy or not to buy....
