

6 Claydon Avenue  
Barton Seagrave  
Kettering  
NN15 5YX

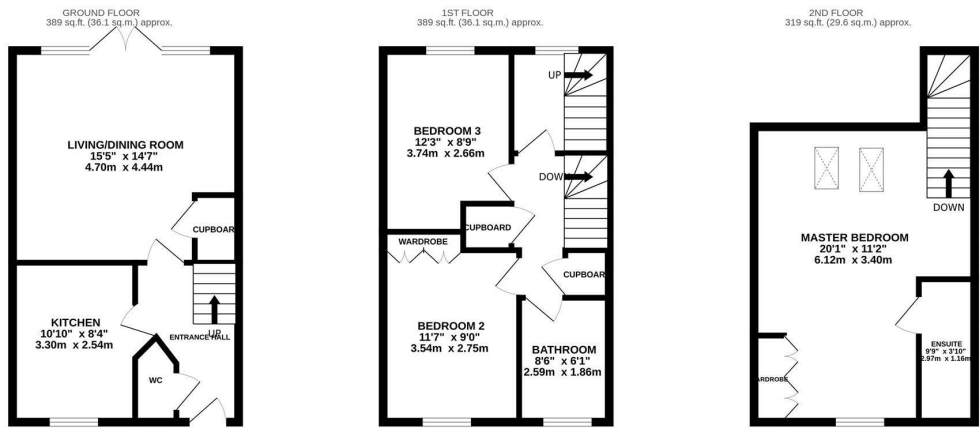
£300,000 offers in excess of



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# FLOOR PLANS



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.

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## AT A GLANCE...



Lounge/diner



High white gloss kitchen with integrated appliances



Three double bedrooms



Four piece family bathroom, ensuite to master and cloakroom



Gardens front and rear



Single garage and off road parking





## WHAT'S GREAT?

An absolutely pristine home which cannot be faulted for presentation! This property must be viewed to be appreciated, no question!

Situated within the popular Bertone Manor development, Barton Seagrave this gorgeous home as so much to offer, firstly the entrance hall benefits from a cloakroom and leads to a high white gloss kitchen with integrated dishwasher, fridge/freezer, washing machine, oven and hob as well as having plenty of work top space and storage cupboards. To the rear on the ground floor there is a generous lounge/diner which has French doors leading out to the secluded garden. Finally a storage cupboard completes this floor.

The first floor accommodation works very well and has two large double bedrooms, one of which benefits from fitted wardrobes, these two bedrooms are serviced by an immaculate four piece family bathroom with separate shower cubicle as well as bath.

To the second floor expect to find the master bedroom, a huge room with fitted wardrobes

and windows front and rear making this a light, bright and airy bedroom. There is an ensuite shower room which as expected is very well appointed.

Outside there is a garden to the front with power point, driveway providing parking for two vehicles leading to the single garage which benefits from power and lighting connected and gated access to the rear garden which is fully paved making for a low maintenance, secluded and peaceful garden to enjoy and relax in with a raised decking area, summerhouse with power and lighting fitted making this an ideal space for relaxation or working space, the outside also benefits from numerous security lights.

Call sole selling agents Oscar James Kettering to make arrangements to view.

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# SELLER'S SECRET

The time feels right for me to relocate slightly and therefore I have decided to sell.



Why we like it....

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To buy or not to buy....

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