

149 Warkton Lane  
Barton Seagrave  
Kettering  
NN15 5AP

£460,000

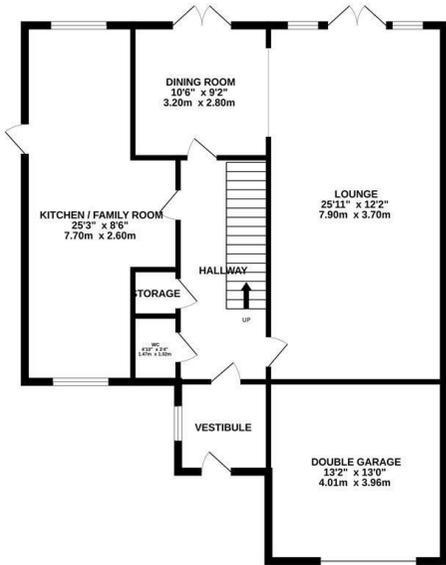


OSCAR JAMES

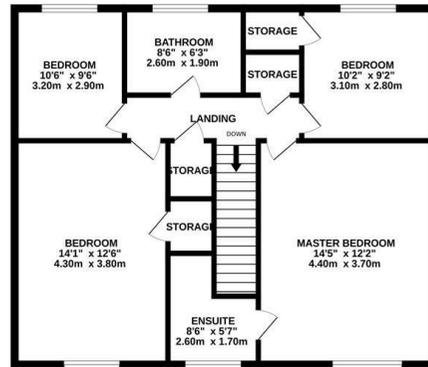
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 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...



Three receptions



Fitted kitchen, dual aspect and overlooking both the front and back gardens



Four generously sized bedrooms



Ground floor WC, family bathroom and ensuite shower room



Front and rear gardens



Double garage and off road parking for many vehicles



## WHAT'S GREAT?

Situated in arguably one of the most desirable locations within Barton Seagrave, is this impressive family home, boasting a very generous plot both to the front and rear providing plenty of off road parking and a large garden for all to enjoy.

In brief the accommodation to the ground floor comprises: entrance vestibule, hallway which provides access to the three reception rooms which include, a large living room enjoying a feature fireplace and patio doors to the rear garden, a separate dining room to the back of the property and a light and bright kitchen/breakfast room with ample units and built in appliances. The kitchen is dual aspect overlooking both the front and back gardens, making this a lovely space to relax in, you'll also find a patio door giving access to the outside. Lastly, a cloakroom and storage cupboard complete downstairs accommodation.

To the first floor are four spacious bedrooms, all with built in wardrobes and the

master with an ensuite shower room in addition to the principle bathroom. This property is ideal for families seeking a generous living space.

One of the standout features of this home is the **DOUBLE GARAGE** and extensive parking available for several vehicles on the sprawling driveway, a rare find that adds to the property's appeal. Whether you have multiple cars or enjoy hosting gatherings, this feature will undoubtedly enhance your living experience.

This is not only a beautiful home but also a wonderful opportunity to become part of a vibrant community. With its spacious interior and practical layout this property is sure to attract those looking to buy a 'FOREVER HOME' in a sought-after area. Do not miss the chance to make this exceptional house your new home!

...expect excellence



# SELLER'S SECRET

I have lived here for over 30 years and thoroughly enjoyed my time here. I have many happy memories here and I'm only moving as the property is too large for me now. I hope the new owners are as happy here as I have been.



*Why we like it....*

A great chance for a new owner to purchase this home in an enviable spot. High interest is anticipated!

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

**OSCAR JAMES**

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