

6 Southwell Lane  
Barton Seagrave  
Kettering  
NN15 5BF

£600,000 offers in excess of



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Without a doubt a stunning, impressive and much improved spacious, five bedroom detached family home which is located perfectly within a secluded cul de sac therefore away from the hustle and bustle and busy roads. With the benefit of having NO ONWARD CHAIN.

The first and only owners of this home are extremely proud and so they should be, immaculately presented internally with some superb improvements made over the years which we would highly recommend seeing for yourselves.

In brief the accommodation is set over three floors, ample living space on the ground floor consists of an entrance hall, with bespoke under stairs storage, a refitted cloakroom which has a real sense of current modern styling, a separate dining room/study/playroom depending on preference, a plush lounge with feature fireplace and bay window to front, a refitted utility room and an incredible refitted kitchen that provides everything you could possibly ask for.. including integrated dishwasher, wine cooler, two fridges, two freezers,

power socket tower within the huge island, granite work surfaces to name but a few features. The kitchen leads into a stunning dining area with the capability of housing a very large table to seat at least 12 people, if not more! Bi folding doors lead out to the garden giving us the real wow factor.

Over the two remaining floors the five bedrooms are all fabulous sizes, two are ensuite, and the master bedroom spans one side of the property with numerous fitted wardrobes and potentially the largest ensuite in Kettering! A six piece suite makes this a gorgeous haven to chill out and relax. A study area has been created on the second floor by Neville Johnson bespoke fitted furniture making full use of the space, there is nothing this home hasn't got!

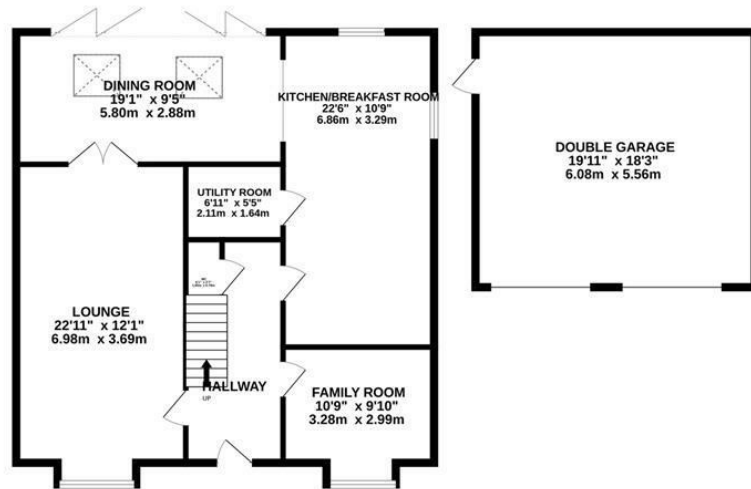
Outside the gardens front and rear are very well kept with an out door kitchen, double detached garage and ample off road parking in front.

Call the delighted sole agents Oscar James Kettering to view asap!!!

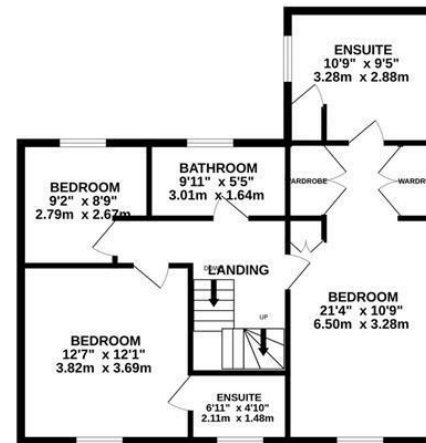
...expect excellence

# Floor Plan

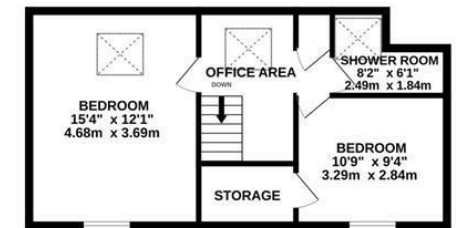
GROUND FLOOR  
1298 sq.ft. (120.5 sq.m.) approx.



1ST FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



2ND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.









TOTAL FLOOR AREA : 2482 sq.ft. (230.5 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 reception rooms
-  Stunning refitted kitchen and utility room
-  Five bedrooms
-  Family bathroom, two ensuites, shower room and cloakroom
-  Gardens front and rear with outdoor kitchen
-  Double garage and ample off road parking





# SELLER'S SECRET

We are very proud of our home and hope the new owners enjoy living here as much as we have. The close is really secluded, it was a definite positive factor for us when we decided to buy. The garden space is ideal for entertaining so enjoy the sunshine!



*Why we like it....*

It will be an absolute pleasure to visit this home to show people around, the condition is second to none, we did in fact get very excited about selling it and can't wait to agree the sale to the new lucky owners, who ever they may be! Call us today!

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

# OSCAR JAMES

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