

9 Gainsborough Avenue  
Barton Seagrave  
Northamptonshire  
NN15 5UD

£280,000

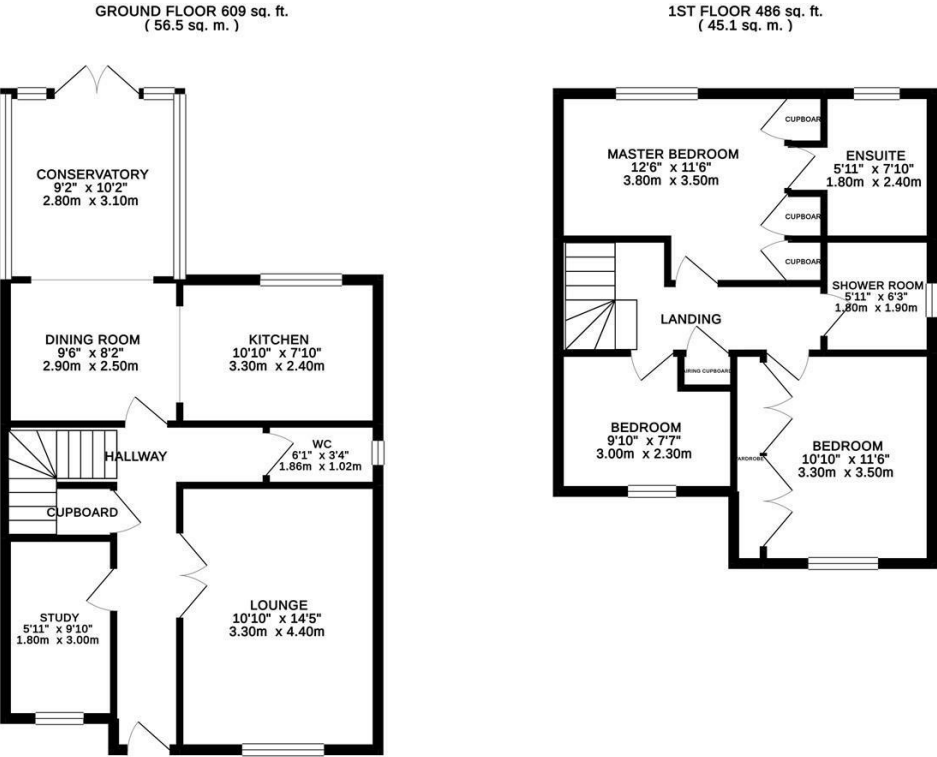


OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA: 1094 sq. ft. (101.7 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, dining room and conservatory



Kitchen/diner



3 Bedrooms



Family bathroom and ensuite to master bedroom



Low maintenance garden



Off road parking for multiple vehicles





# WHAT'S GREAT?

\*\* No onward chain \*\* Viewings available \*\*

A beautiful home situated in a lovely position in a cul de sac in the ever popular area of Barton Seagrave close to Kettering's Wicksteed Park and main road links.

This property is presented in superb order throughout and has a stunning refitted kitchen/diner/sun room as well as very well proportioned bedrooms.

The accommodation on the ground floor consists of an entrance hall, study, lounge, cloakroom and the kitchen/diner/sun room.

To the first floor the three bedrooms are spacious, the master of which enjoys fitted wardrobes and a large ensuite bathroom as well as a separate refitted shower room.

Outside the rear garden is a good size mainly laid to lawn with a patio area and side access

to the front.

Other benefits include refitted UPVC double glazing, gas radiator heating, single garage and off road parking for numerous vehicles.

We are delighted to represent the owner of this lovely home and look forward to showing prospective buyers around.

Call us today.

...expect excellence



# SELLER'S SECRET

Having lived here for many years very happily we'll be sad to leave however we have seen a property in a different location which we would like to purchase once a sale is secured on this.



*Why we like it....*

A gorgeous home, very well presented and in an excellent location.

## OSCAR JAMES

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To buy or not to buy....

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