



Church View House, 29 Barton Road  
Barton Seagrave, Northamptonshire NN15 6RS



**Simpson & Partners**



# Church View House, 29 Barton Road

Approx. 3336 sq ft. We are pleased to offer for sale this spacious six bedroom detached property and is located in the popular village of Barton Seagrave. Accessed via a electric sliding gate providing access to the property and the off road parking.

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## About the Property

Approx. 3336 sq ft. We are pleased to offer for sale this spacious six bedroom detached property; located in the popular village of Barton Seagrave. The property is also within walking distance of Kettering famous Wicksteed Park. Accessed via a electric sliding gate providing access to the property and the off road parking. The property benefits from double glazing, gas radiator central heating, 16' kitchen/breakfast room, 25' sitting room, 13' family room, 18' play room, 17' conservatory, ground floor bedroom (bedroom six) with en-suite bathroom, 19' bedroom one with en-suite bathroom, 14' bedroom two with en-suite shower room, four piece family bathroom with separate shower cubicle, off road parking for numerous vehicles, double garage with bi-folding doors & rubber flooring making it perfect to be utilised as a home gym or for any lover of motor vehicles. The frontage also benefits from a tandem carport with head height for a full sized motorhome and an, enclosed rear garden.

The accommodation comprises porch, reception hall, downstairs WC, sitting room, dining room, family room, study, kitchen/breakfast room, utility room, conservatory, garden room, bedroom six with en-suite and a play room. Then on the first floor there are five bedrooms, bedrooms one and two with en-suites and a family bathroom. Church View house is very deceptive and spacious, also occupying a generous plot makes this a must see property. NO CHAIN.

Offers In Excess Of **£980,000**







Porch:

Reception Hall:

Downstairs WC:

Sitting Room:

Study:

Dining Room:

Family Room:

Kitchen/Breakfast Room:

Utility Room:

Conservatory:

Garden Room:

Play Room:

Bedroom 6:

En-Suite Bathroom:

First Floor Landing:

Bedroom 1:

En-Suite Bathroom:





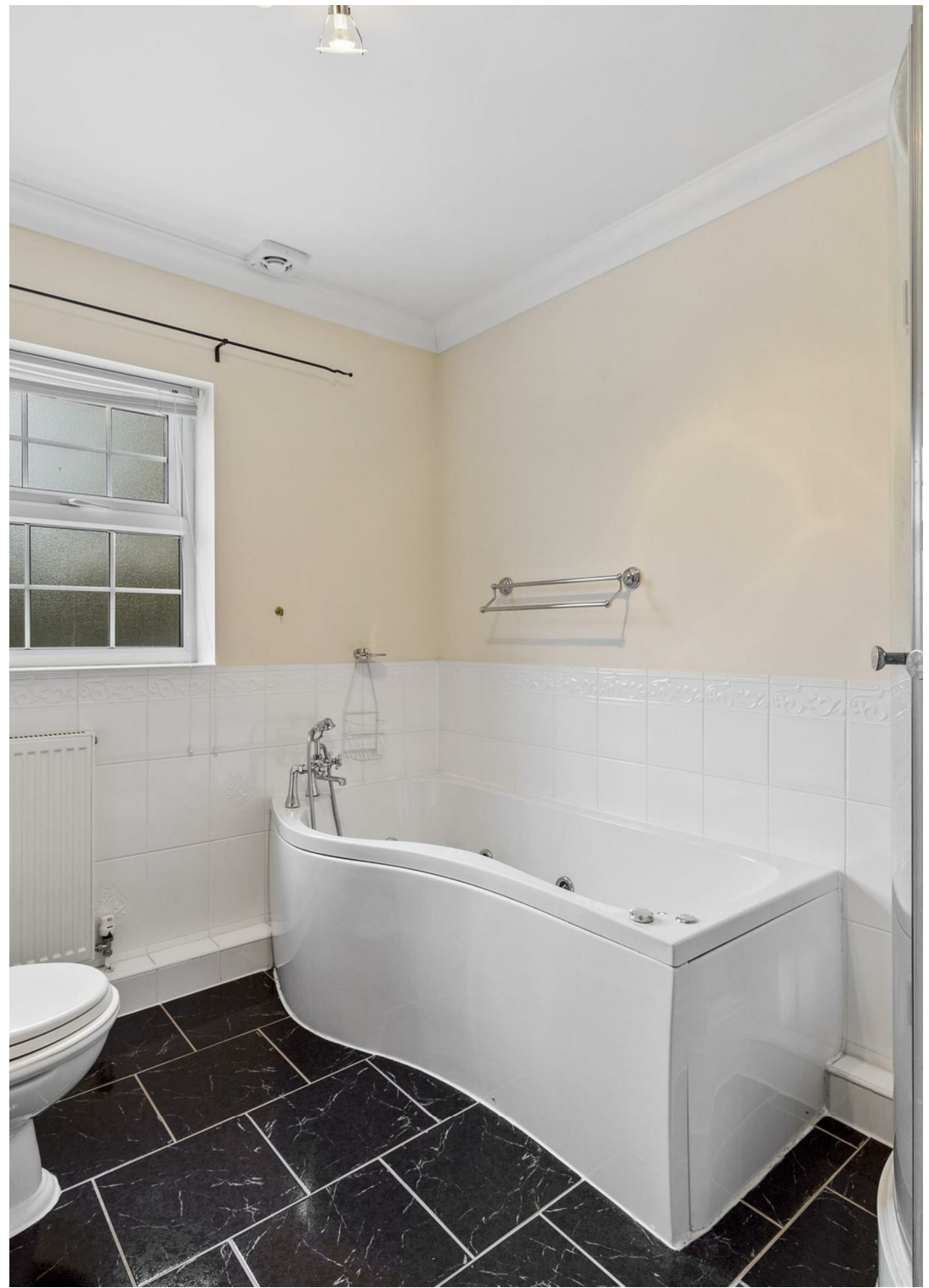






Enclosed Rear Garden.














### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

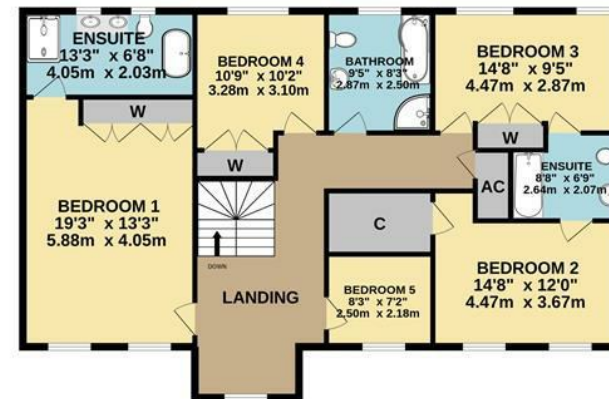




GROUND FLOOR



1ST FLOOR



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