



4 Westleigh Road

Barton Seagrave, Northamptonshire NN15 5AL



**Simpson & Partners**



## 4 Westleigh Road

A rare and exciting opportunity to acquire this charming and characterful four double bedroom detached family home with two garages and ample off road parking.

🏠 4 🛏️ 2 🚗 4



## About the Property

A rare and exciting opportunity to acquire this charming and characterful four double bedroom detached family home with two garages and ample off road parking. The property occupies a very generous plot with the potential for further development subject to planning. The property benefits from upvc double glazing, gas radiator central heating, 16' kitchen with built in appliances, 16' x 15' living room, 14' dining room, 15' snug, 16' x 15' bedroom one, 14' bedroom two with dressing room and en-suite bathroom, three piece bathroom suite and a stunning mature garden that wraps around the property. There are still many original features in the property which add to the character of the property. The accommodation comprises porch, entrance hall, downstairs WC, kitchen, snug, living room, dining room and a garden room. Then on the first floor there are four double bedrooms, bedroom two with dressing room and en-suite bathroom, family bathroom with separate shower cubicle and a separate WC, There are two garages, one integral and a second with a brick store. An internal viewing is recommended to appreciate this superb family home. NO CHAIN.

Offers In Excess Of **£600,000**



Porch:

Entrance Hall:

Downstairs WC:

Kitchen:

Snug:

Living Room:

Dining Room:

Garden Room:

First Floor Landing:

Bedroom 1:

Bedroom 2:

Dressing Room:

En-Suite Bathroom:

Bedroom 3:

Bedroom 4:

Bathroom:

WC:







Mature Established Plot With A Wrap Around Garden.







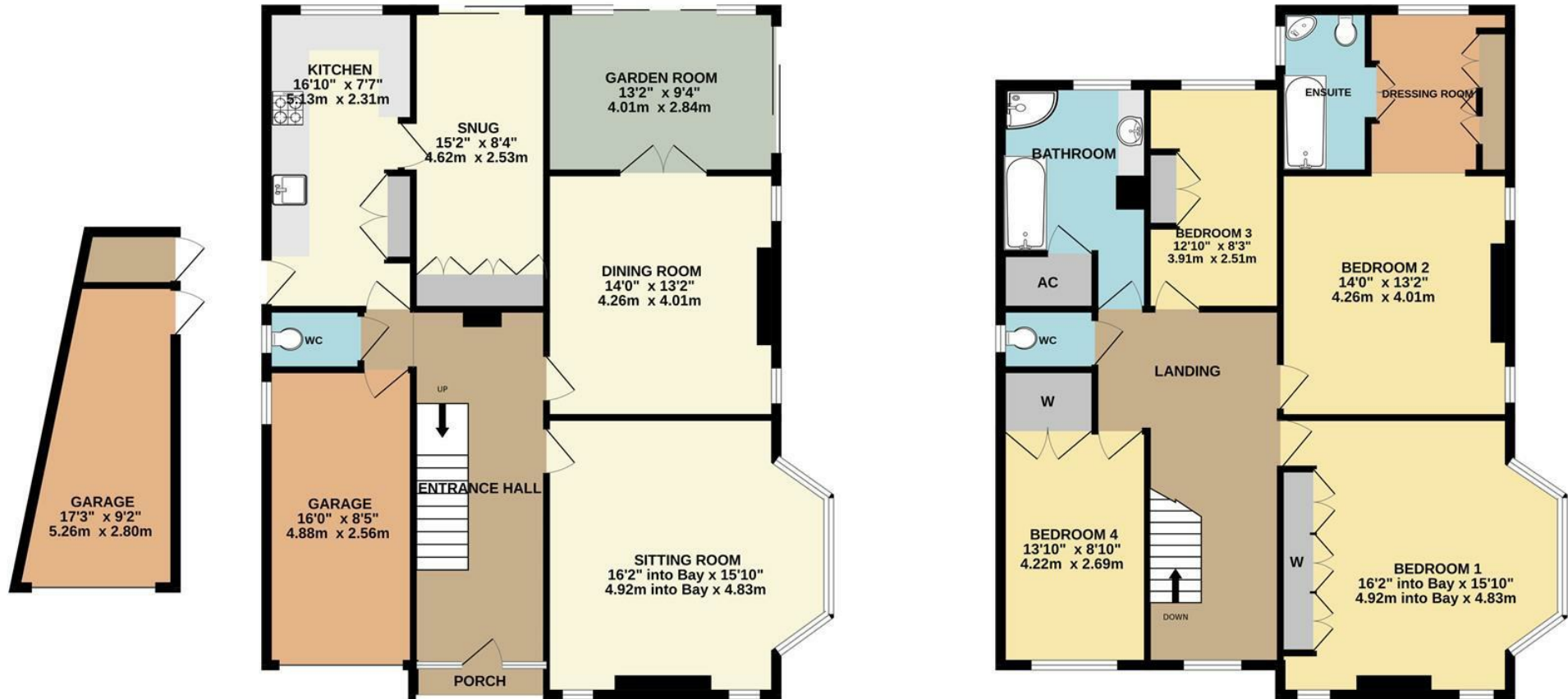


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given  
 Made with Metropix ©2023

When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01536 518200

[kettering@simpsonandpartners.co.uk](mailto:kettering@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN