



16 Barton Road

Barton Seagrave, Northamptonshire NN15 6RX



**Simpson & Partners**



## 16 Barton Road

We are pleased to offer for sale this superb three/four bedroom detached stone and brick detached cottage. Located within walking distance of Kettering's famous Wicksteed Park.

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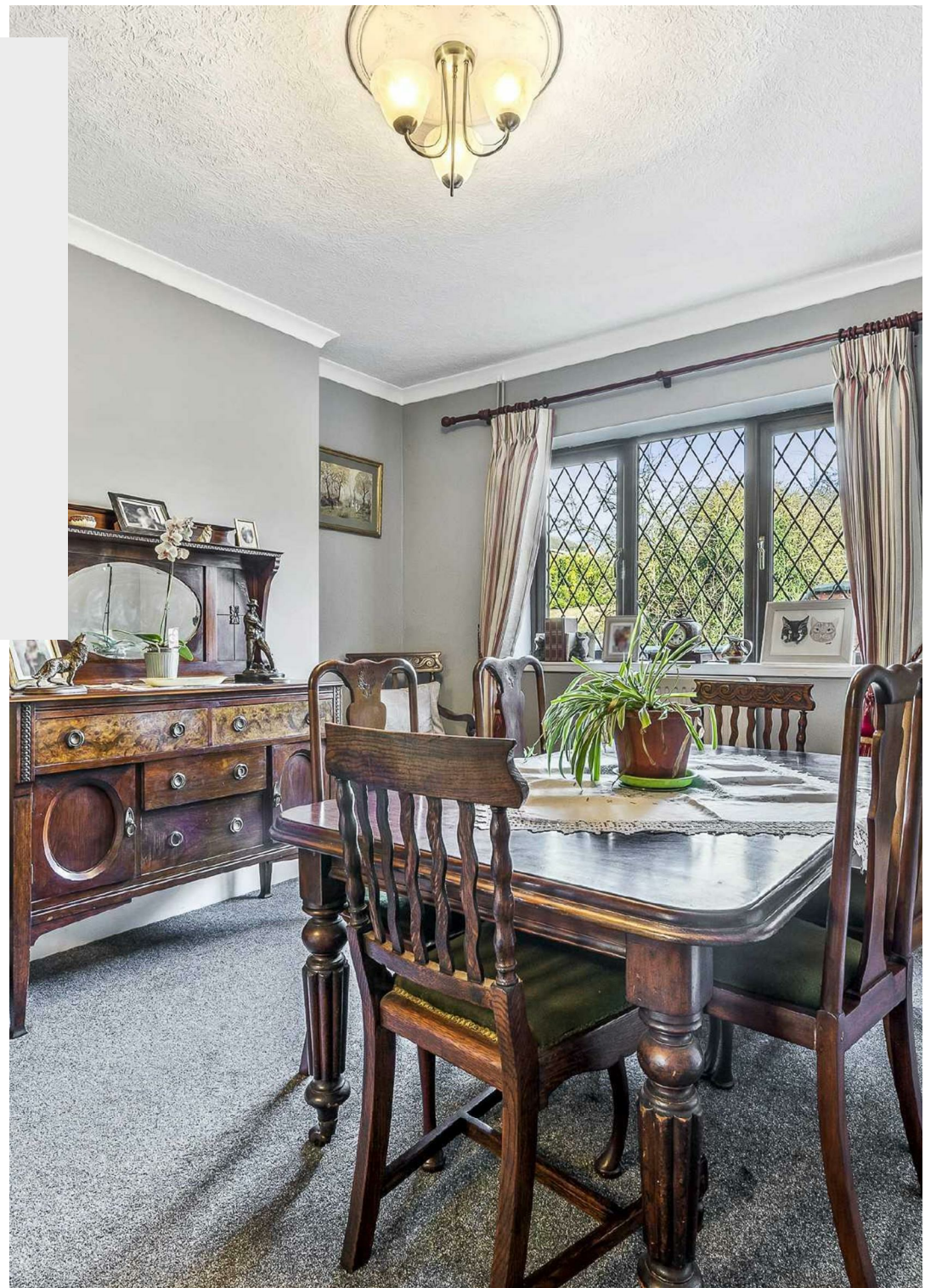
## About the Property

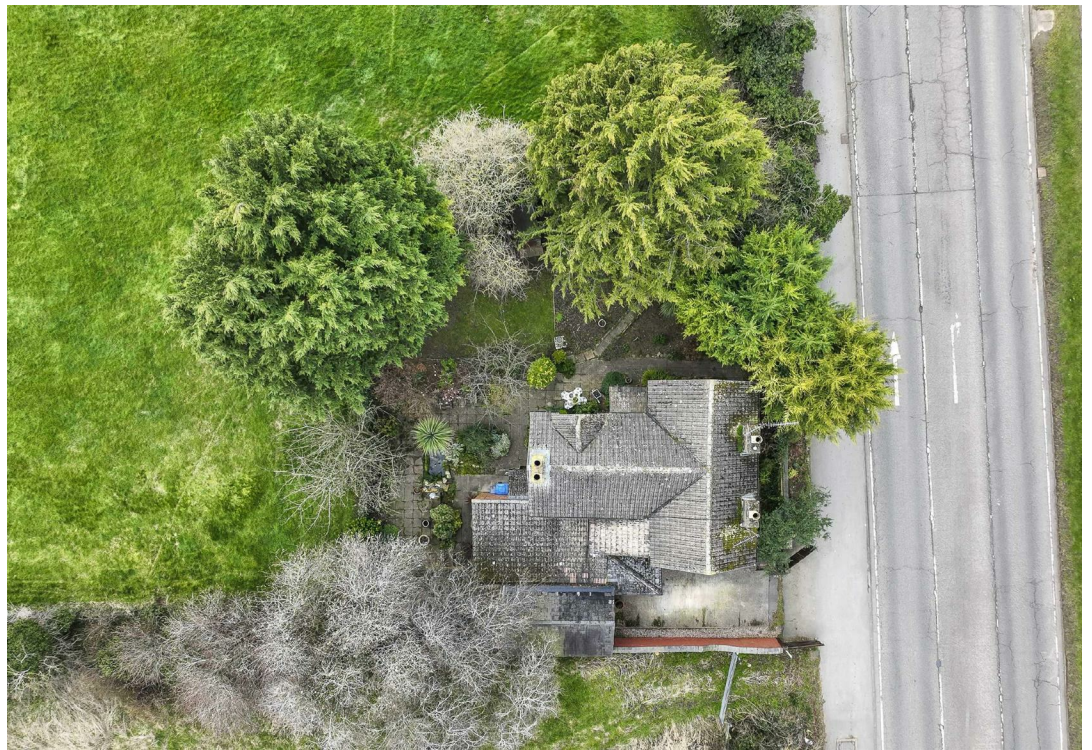
Simpson and Partners are pleased to offer for sale this superb three/four bedroom detached stone and brick detached cottage. Located within walking distance of Kettering's famous Wicksteed Park. Also within a short distance of the town centre and other local amenities. The cottage dates back to 1876 and still retains many original features to include original panelled door, cast iron fireplaces, ceiling roses and cornices. The property also benefits from double glazing, gas radiator central heating, 14' kitchen/breakfast room, 23' sitting/dining room with stunning cast iron fireplace, snug also with cast iron fireplace, bedroom four/study with modern en-suite wet room, bedroom two with fitted wardrobes with pine panelled doors, bedroom three with cast iron fireplace, three piece bathroom suite, off road parking and an enclosed wrap around garden. The accommodation comprises entrance hall, downstairs WC, kitchen/breakfast room, utility room, snug, bedroom four/study with en-suite wet room and sitting/dining room. Then on the first floor there are three bedrooms and a bathroom. An internal viewing is a must to appreciate this beautiful characterful cottage.

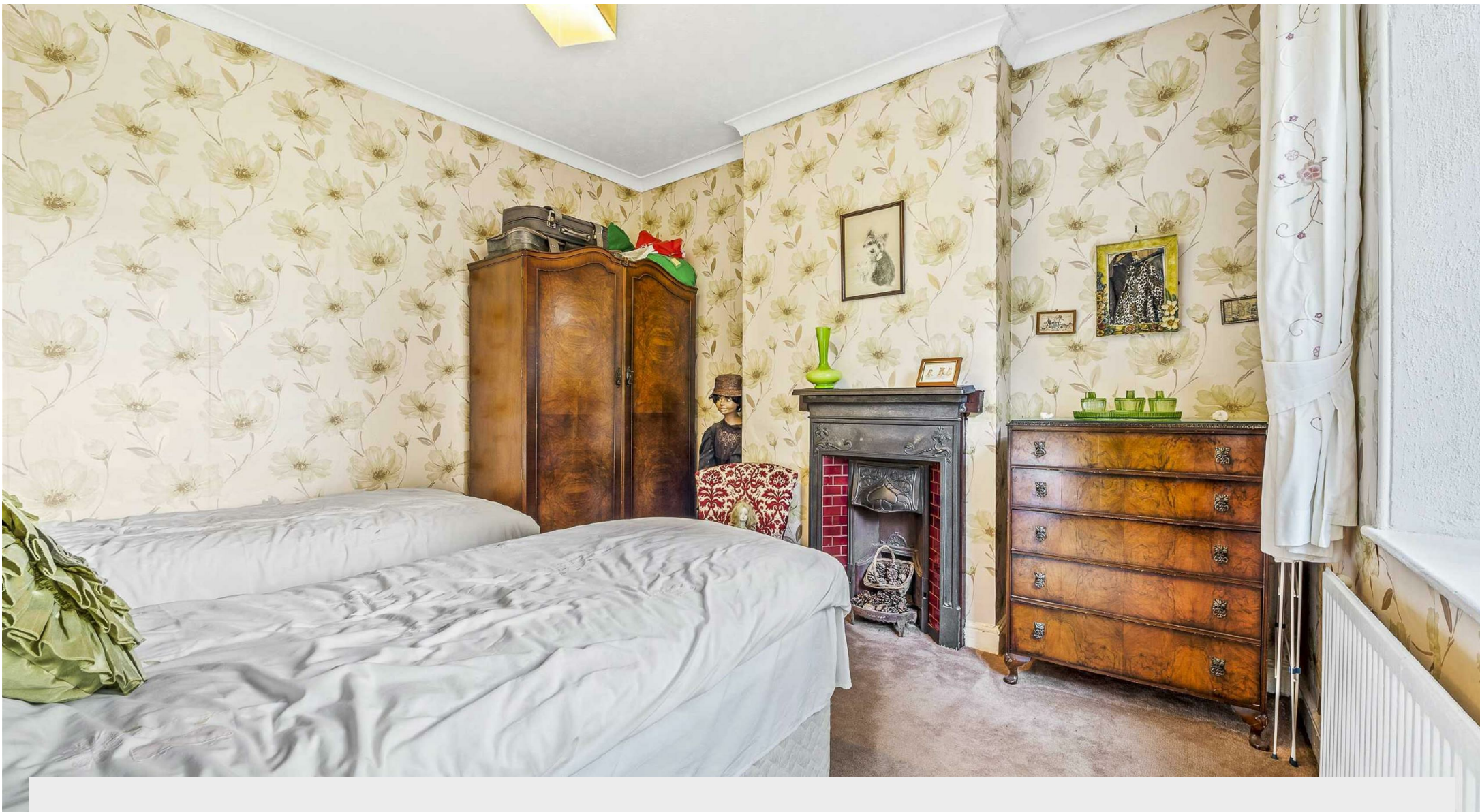
**Price £450,000**



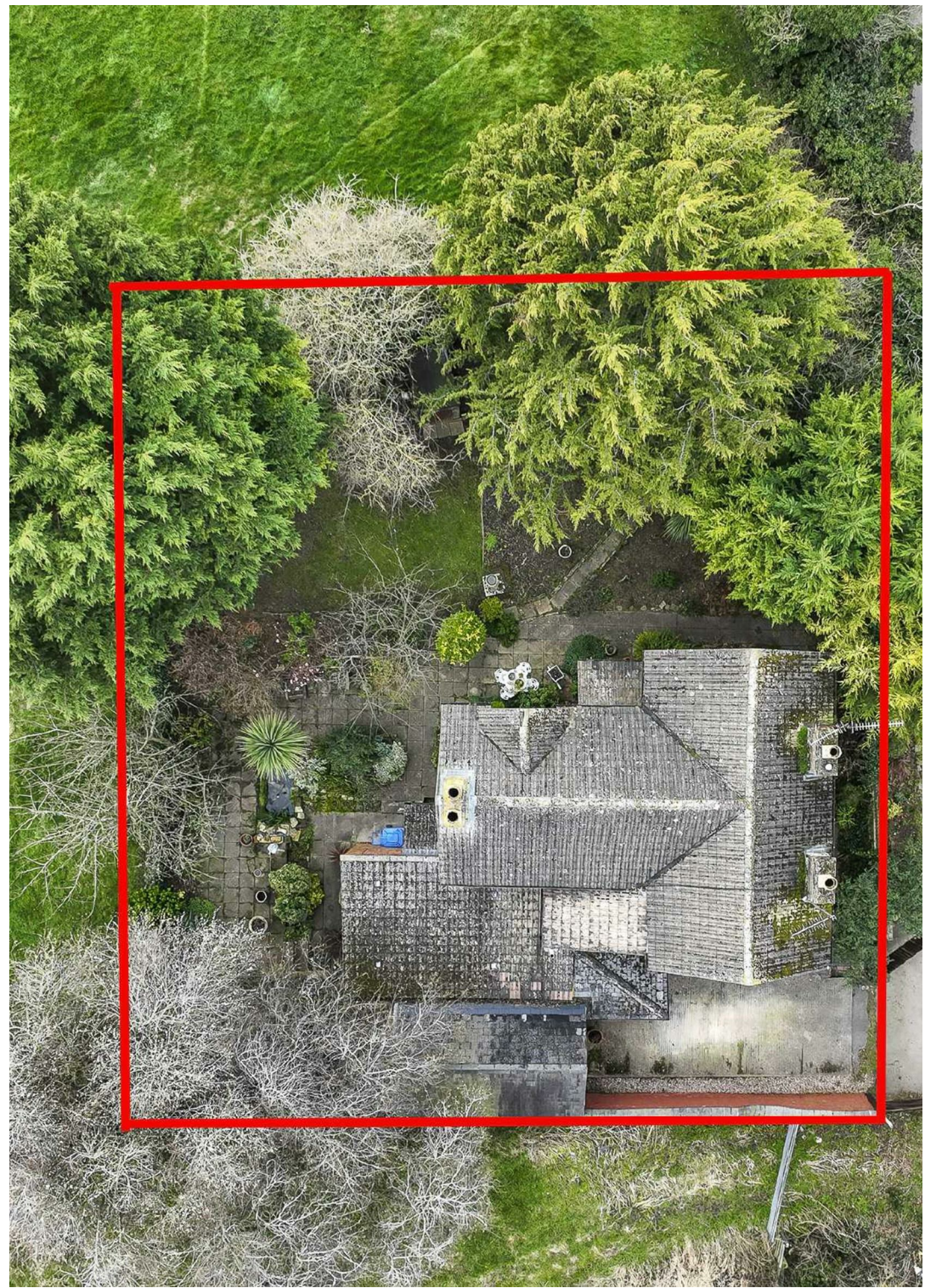
Entrance Hall:  
Downstairs WC:  
Kitchen/Breakfast Room:  
Utility Room:  
Sitting/Dining Room:  
Snug:  
Bedroom 4/Study:  
En-Suite Wet Room:  
First Floor Landing:  
Bedroom 1:  
Bedroom 2:  
Bedroom 3:  
Bathroom:  
Outside:  
Wrap Around Garden:







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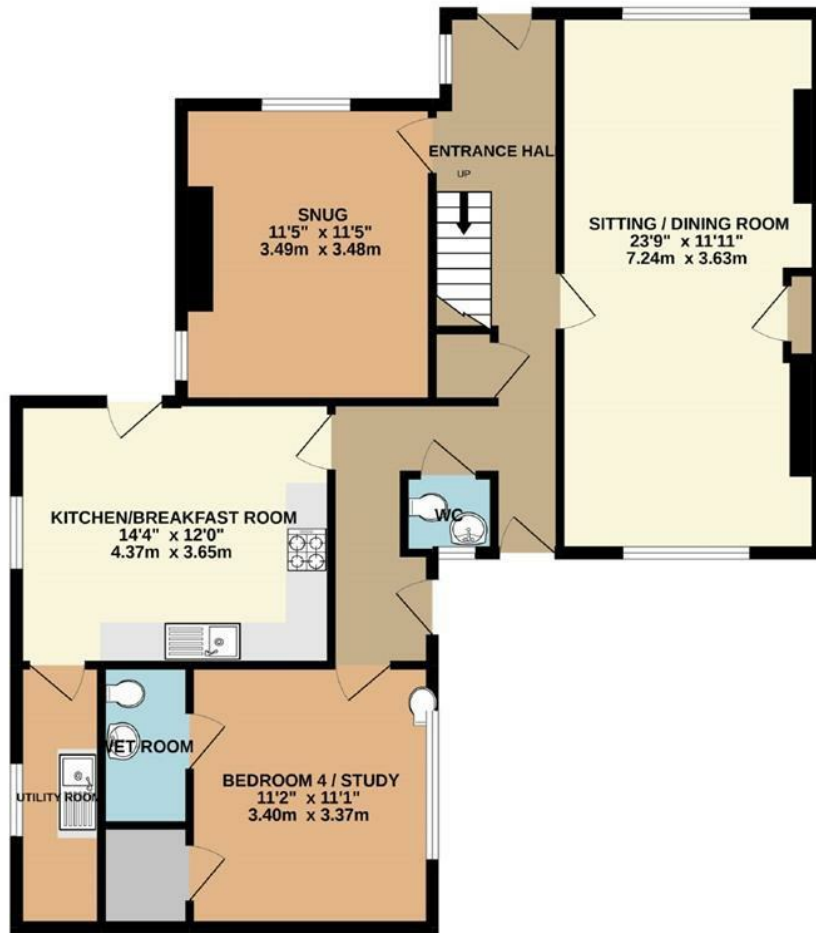


### Energy Efficiency Rating

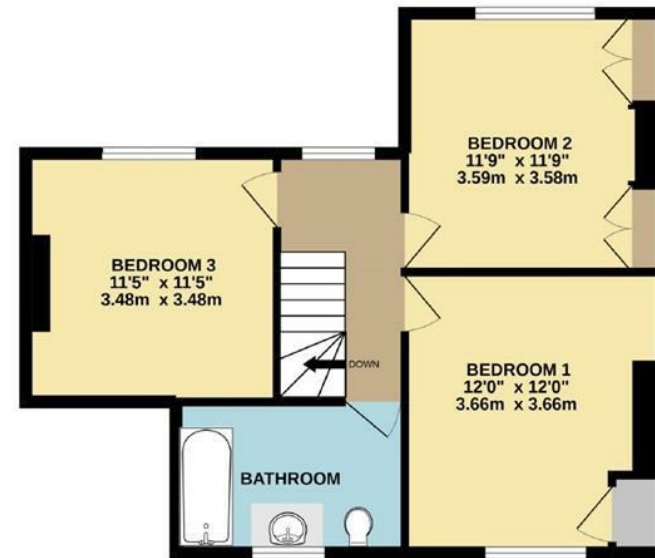
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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Journey Personal



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