



250 Barton Road

Barton Seagrave, Northamptonshire NN15 6RZ



Simpson & Partners

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About the Property

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Upon entry, the residence reveals its true splendour, having benefited from a thoughtful extension that has masterfully crafted a breathtaking 30' kitchen/breakfast/family room with built-in and integrated appliances fit for a chef, a cozy log burner for those chilly evenings, and a lantern window that invites an abundance of natural light. The seamless integration of bi-fold doors beckons you out to the meticulously landscaped rear garden, creating an idyllic setting for relaxation and entertainment. 17' utility room.

A welcoming 16' living room, where a feature fireplace stands as a focal point, promising warmth and an inviting ambiance. The elegance continues in the 16' dining room, where gatherings and feasts can be enjoyed in style. For those who work from home or require a quiet space, the study offers a sanctuary for productivity. Convenience is further enhanced with an 18' ground floor bedroom, complemented by a nearby luxury fitted shower room, offering versatility for guests or multigenerational living.

Ascending to the first floor, the masterful design continues with bedroom one and bedroom two sharing a Jack'n'Jill shower room. Two additional double bedrooms each provide a tranquil retreat, while the luxury fitted four-piece bathroom suite serves as a spa-like oasis, complete with exquisite fixtures and finishes.

Outside, the property extends its living space with a versatile garden room/office, offering a perfect spot for creativity or an escape from the main residence. This space could also serve as a gym, hobby room, or additional storage.

£625,000

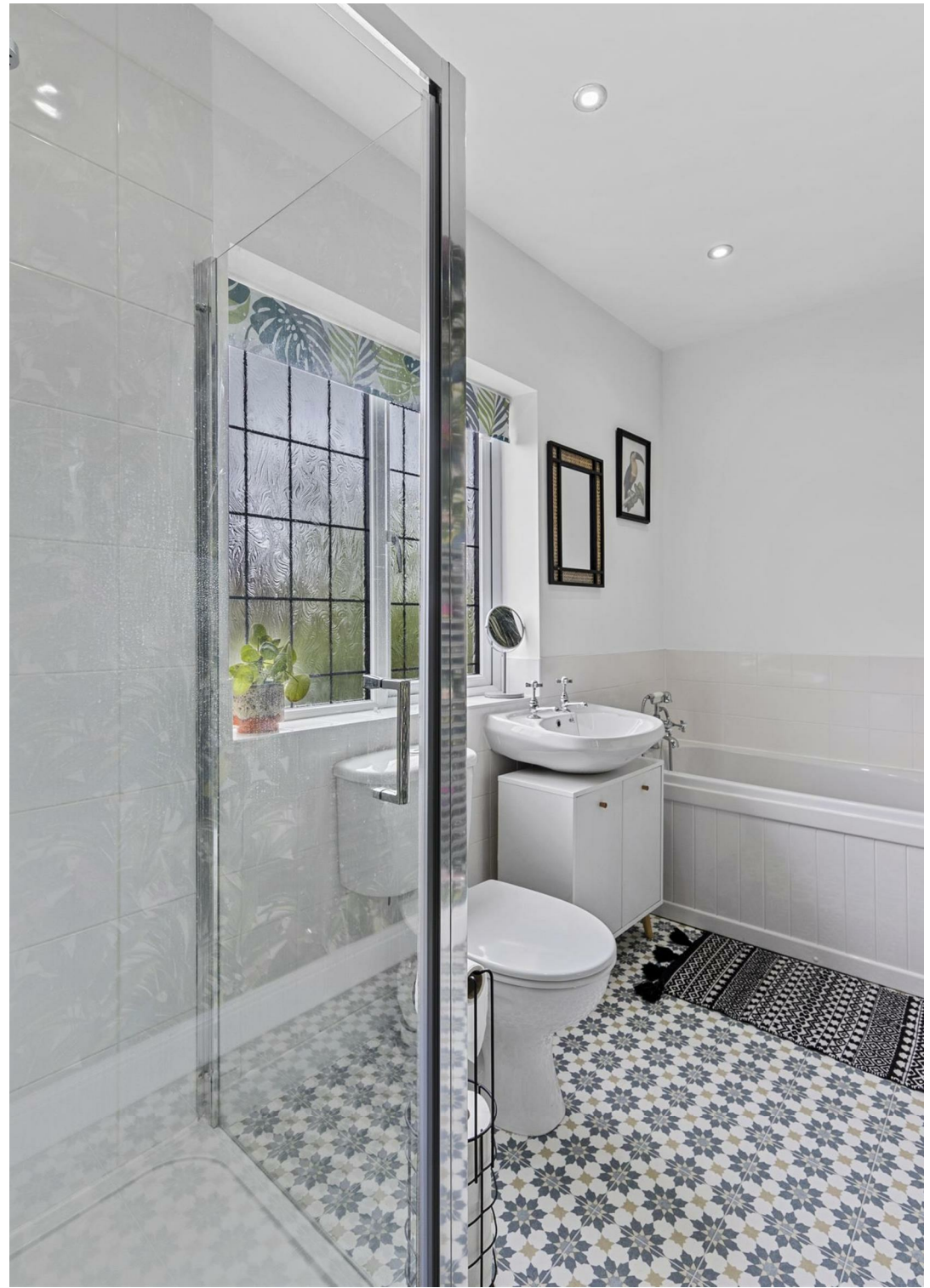


Entrance Poch:
Entrance Hall:
Downstairs Shower Room/WC:
Kitchen/Breakfast/Family Room:
Utility Room:
Living Room:
Dining Room
Study:
Bedroom Five/Reception Room:
First Floor Landing:
Bedroom 1:
Jack'n'Jill Shower Room:
Bedroom 2:
Bedroom 3:
Bedroom 4:
Bathroom:
Outside:

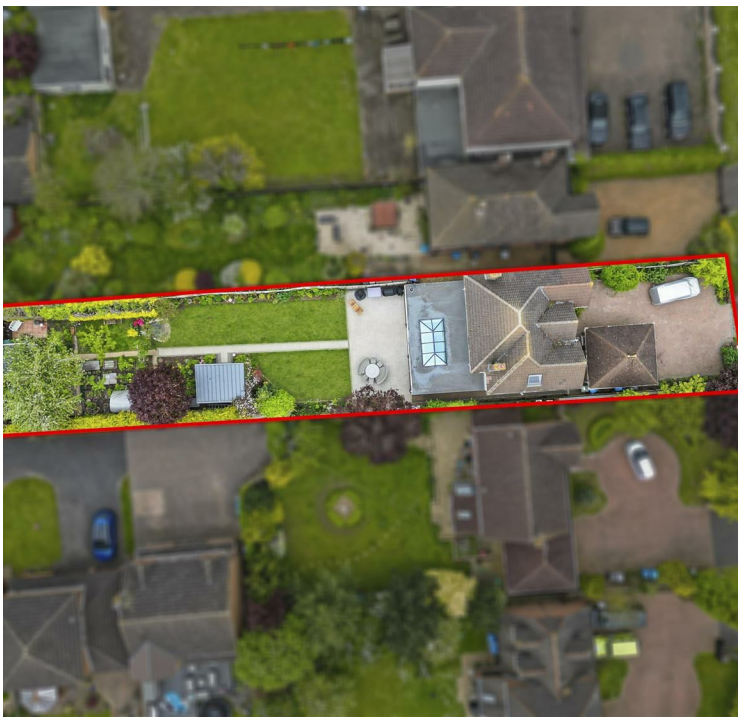








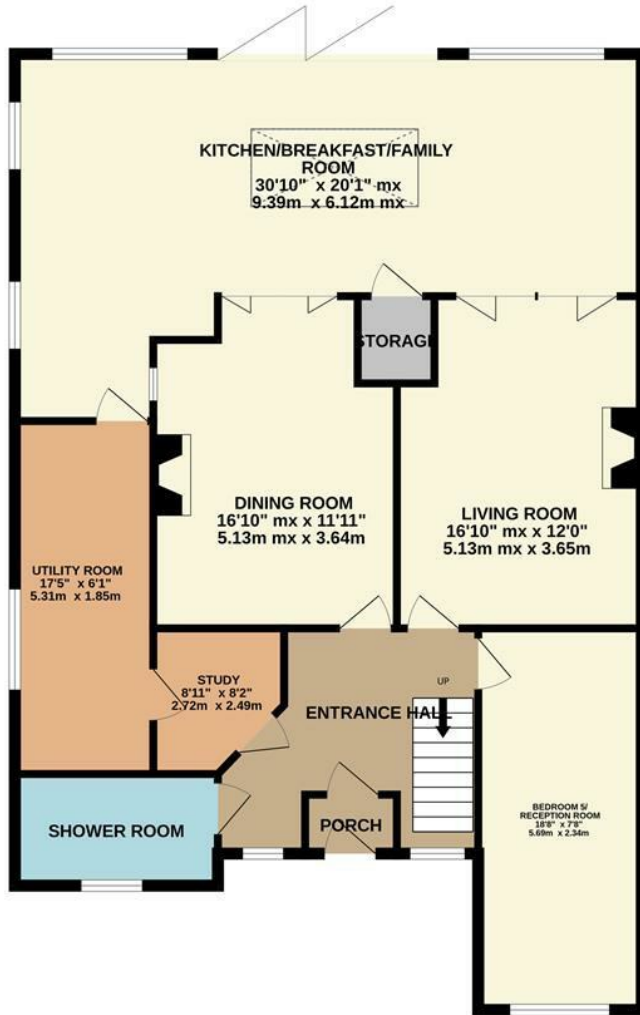




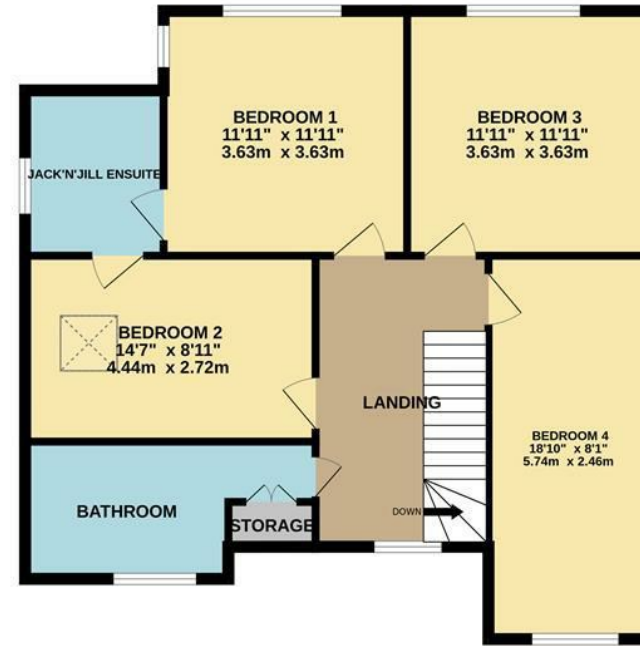
Energy Efficiency Rating

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

GROUND FLOOR
1272 sq.ft. (118.2 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 2107 sq.ft. (195.7 sq.m.) approx.

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01536 518200

kettering@simpsonandpartners.co.uk

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

1 Silver Street, Kettering, Northants, NN16 0BN