



9 Bugbrooke Lane

Barton Seagrave, Northants NN15 4AF



**Simpson & Partners**

Built in 2022 by David Wilson Homes, is this stunning double fronted detached property that boasts three bedrooms and ample off road parking for multiple vehicles. The home features upvc double glazing throughout, ensuring excellent insulation and energy efficiency, while the gas radiator central heating system provides a comfortable living environment all year round.

Step into the 17' luxury fitted kitchen/dining room, complete with top of the line built in appliances, creating the perfect space for both culinary adventures and entertaining guests. The 17' living room is bathed in natural light, thanks to the French doors that lead out to the beautifully landscaped Southerly facing rear garden, ideal for enjoying warm summer days and evenings.

The main bedroom is a true haven, featuring fitted wardrobes and a luxurious en-suite shower room, offering both convenience and indulgence. Two additional well proportioned bedrooms provide ample space for family members or guests, while the main bathroom is another example of luxury, with its high-end fittings and finishes.

Immaculately presented throughout, this property is a must see for those seeking a beautifully designed and well-appointed home. An internal viewing is highly recommended to fully appreciate the exceptional quality and attention to detail that defines this fantastic property.

There is a green charge £225.00 per annum uncapped.

Price £337,500



3



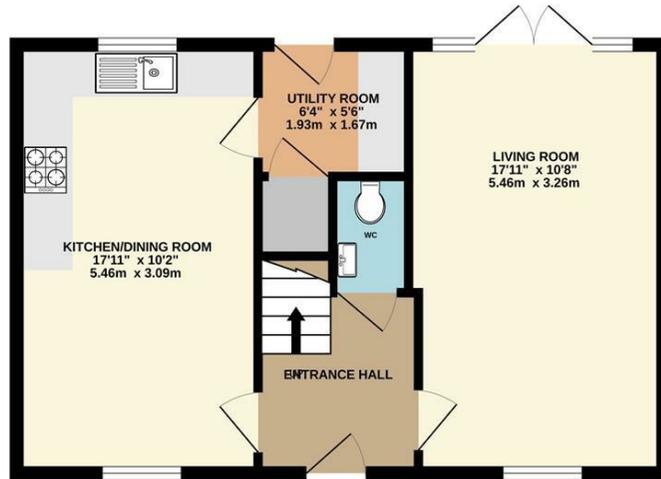
2



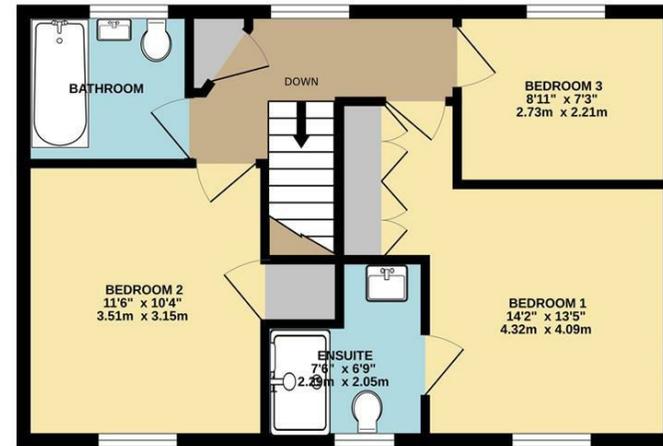
1



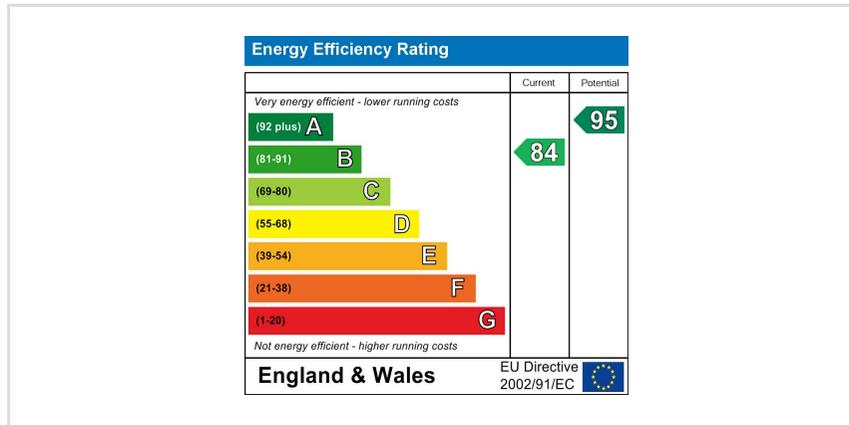
GROUND FLOOR



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 ©2024



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