



Brockhall Crescent  
Barton Seagrave, NN15 4AR



**Simpson & Partners**





Constructed in 2022 by the renowned developers Barratt Homes is this beautifully presented four-bedroom detached home. The property boasts off-road parking complemented by a spacious garage, providing ample space for vehicles and storage.

At the heart of the home is a generously sized 20' kitchen/dining room, featuring integrated appliances with patio doors to the rear and access in to utility room with pantry storage. Further to this is a 16' living room offering a perfect space for relaxation and family gatherings, a separate study, and w/c.

To the first floor is a family bathroom, and four large DOUBLE bedrooms with the master also benefiting from en-suite.

Externally, you will find a good sized lawned garden with patio area and side access.

Call us today to arrange a viewing!

Charge £225 per year for the up keep of the green areas.

Council Tax Band E - Energy Rating B/85

 4  2  2

Offers In Excess Of £400,000







Lounge & Separate Study



Simpson & Partners





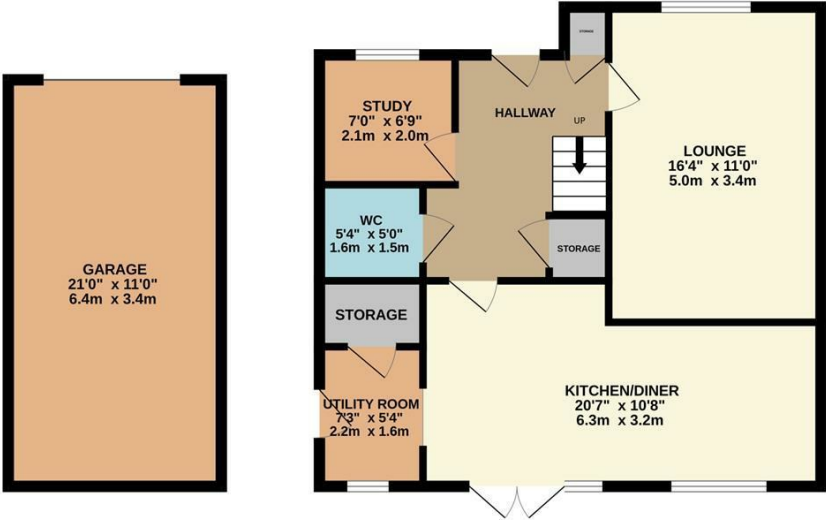
Enclosed Rear Garden



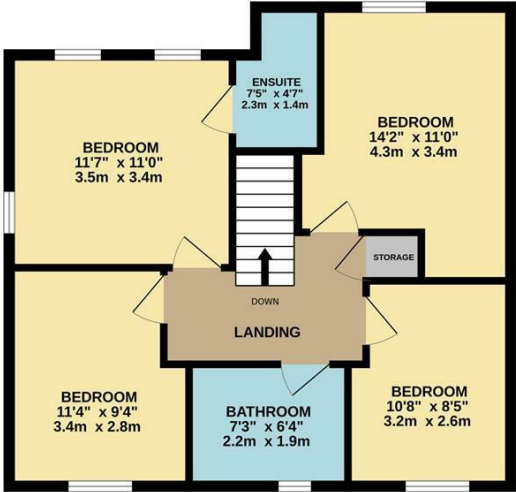




GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.

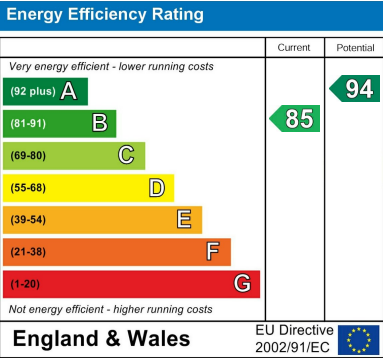


1ST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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01536 518200

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

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

1 Silver Street, Kettering, Northants, NN16 0BN