



27 Barton Road  
Kettering, NN15 6NG



**Simpson & Partners**



Situated amidst the picturesque landscape of Wicksteed Park is this immaculate three bedroom Lodge that offers a serene retreat with captivating views, best enjoyed from the comfort of a well appointed decked seating area with railings. The heart of this home is the spacious kitchen/dining/living room, an open-plan masterpiece that harmoniously blends culinary space with areas for dining and relaxation.

This park home represents an exceptional balance of luxury and comfort, set in an environment that offers both tranquility and natural beauty. It's an ideal living space for those who appreciate the fusion of modern amenities with the charm of park side living.

Viewing is strongly recommended and by appointment.

Agents notes; Leasehold with approximately 35 years remaining. Lease expires in 2060. The annual ground rent is £2350 (based on 2024) this is not a capped amount and can vary. The Lodge is serviced by LPG and electricity both of which are supplied by Wicksteed Park, the cost of which was £1338.81 in 2024.

Asking Price £200,000



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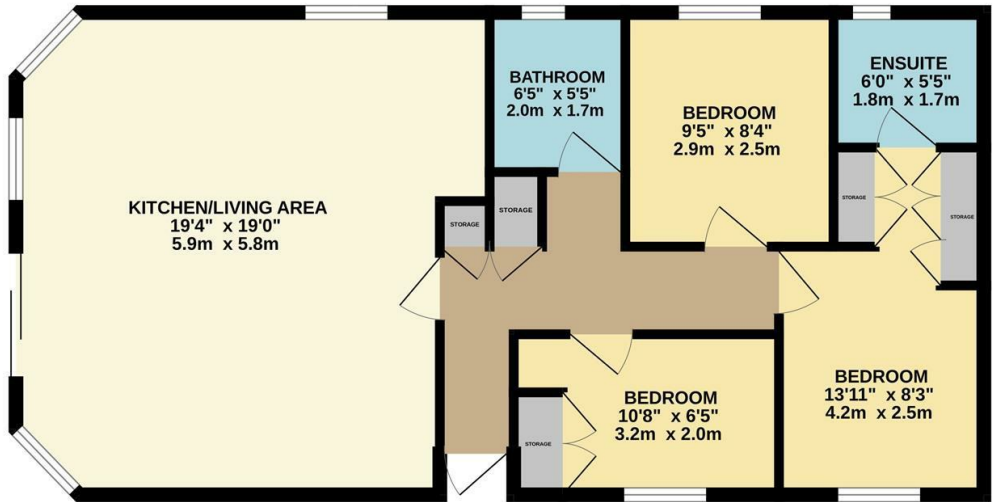


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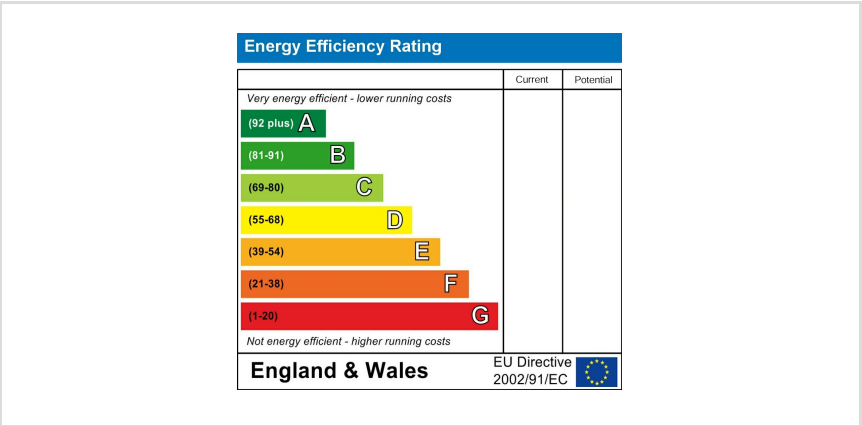


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GROUND FLOOR



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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