



43 Cottesmore Avenue

Barton Seagrave, Northamptonshire NN15 6QU



Simpson & Partners

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Located in the popular village of Barton Seagrave, this beautifully presented extended four bedroom detached home offers off road parking for several vehicles and a single garage, while occupying a generous plot with an established landscaped Southerly facing rear garden.

 4  1  3



About the Property

Located in the popular village of Barton Seagrave, this beautifully presented extended four bedroom detached home offers off road parking for several vehicles and a single garage, while occupying a generous plot with an established landscaped Southerly facing rear garden.

Within walking distance of Barton Seagrave Primary School, Latimer Arts College and Kettering's famous Wicksteed Park.

The well-proportioned accommodation comprises an entrance porch leading to the entrance hall, followed by a 17' bay fronted lounge with feature fireplace that flows open plan to the dining room, which in turn opens to the 17' family room complete with French doors providing direct access to the superb rear garden. The ground floor is further enhanced by a superb 16' by 14' kitchen/breakfast room fitted with built-in appliances, a rear porch, and a convenient downstairs WC.

On the first floor, there are four well-appointed bedrooms including a spacious 16' master bedroom, a second bedroom with built-in wardrobes, a third bedroom also benefiting from built-in wardrobes, and a fourth bedroom that could alternatively be used as a study. The first floor is completed by a luxury fitted three-piece bathroom suite with shower over the bath.

The rear garden is a particular highlight, featuring a large paved seating area perfect for entertaining, an ornamental fish pond, a garden shed, and the remainder of the garden laid to lawn with established borders providing year-round interest.

Price £385,000



Entrance Porch:
Entrance Hall:
Lounge:
Dining Room:
Family Room:
Kitchen/Breakfast Room:
Rear Hall:
Downstairs WC:
First Floor Landing:
Bedroom 1:
Bedroom 2:
Bedroom 3:
Bedroom 4:
Bathroom:
Outside:
Front Garden:
Garage:
Rear Garden:







Southerly Facing Landscaped Rear Garden.



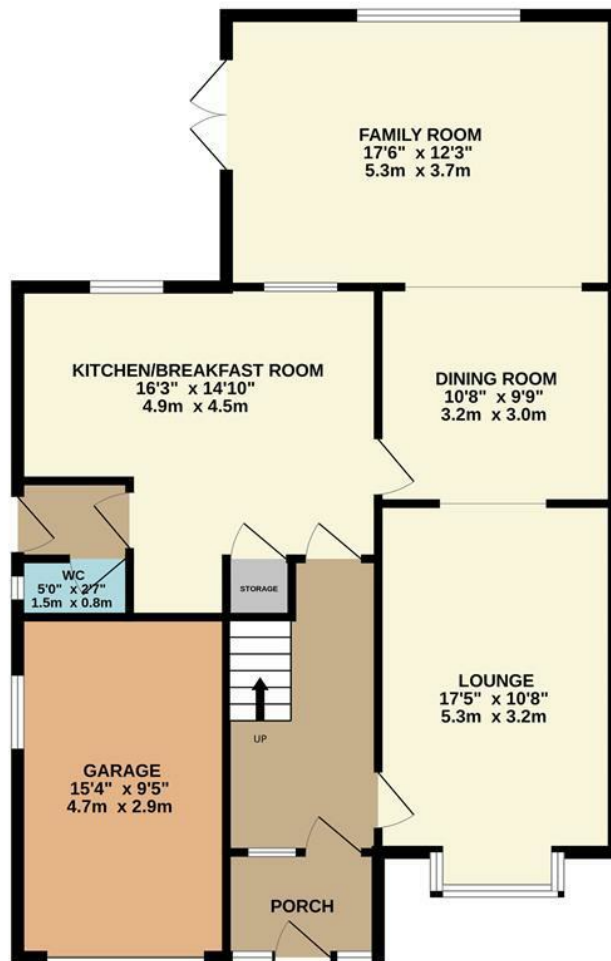




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST 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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