



33 Warkton Lane

Barton Seagrave, Kettering NN15 5AB



**Simpson & Partners**

# 33 Warkton Lane

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## About the Property

**BUILDING PLOTS AND HOUSE.** Willow House is a stunning five bedroom detached residence and is considered to be the best looking property in this highly desirable address in Barton Seagrave. This wonderful family home sits on a substantial plot and is accessed via double electric gates opening through to sweeping driveway leading to the entrance of this palatial home with extensive grounds incorporating two building plots with outline planning permission for four bedroom detached properties, set to the rear of the gardens. The well laid out accommodation to include annex provides 4600sq ft of living space. The impressive and extensive grounds provide well tended gardens to front and rear with mature planting and lawns, double detached garage with annex potential, further outbuildings, separate single garage and swimming pool. The light and airy accommodation provides five bedrooms, three bathrooms, four reception rooms and kitchen/breakfast room with utility room and downstairs wc. Enter the property into the spacious hallway with stairs rising to the first floor and doors to: downstairs master bedroom suite boasting built in storage and dressing room and luxury en-suite shower room. Living room with inglenook fireplace, beams to ceiling and doors opening through to sun room having stunning views over the rear garden, formal dining room leading through to large kitchen/breakfast room with ample storage and Giallo Cecilia granite work surfaces, opening through to airy conservatory giving access to the patio and swimming pool. Utility room and downstairs wc complete the ground floor accommodation. To the first floor is a galleried landing giving access to four good sized bedrooms with built in storage to two bedrooms and en-suite bathroom and further stunning four piece family bathroom, and study. Overall Willow House is an impressive family residence that demands a comprehensive viewing.

**Price £2,250,000**



The impressive and extensive grounds are a particular feature of the property, access through double gates leading to sweeping driveway providing ample off road parking leading to a single detached garage and further double garage with annex to the rear providing living/kitchen area and shower room, to the first floor is a bedroom and storage area, further outbuildings to include summer house and pump room and storage. The front garden boasts lawn area with large pond and mature planting to include trees and shrubs. To the rear is a patio area with dwarf walling surrounding a swimming pool with well manicured lawn and shrub borders and mature trees beyond. To the rear of the plot are two building plots with planning permission.







Barton Seagrave is a sought after location on the edge of the town of Kettering within 2 miles of Wickstead Park. There are many amenities to include shops, restaurants and schooling with the train station providing good links to London St Pancras. Good road network links from the A14 to the M1 /M6.









### Energy Efficiency Rating

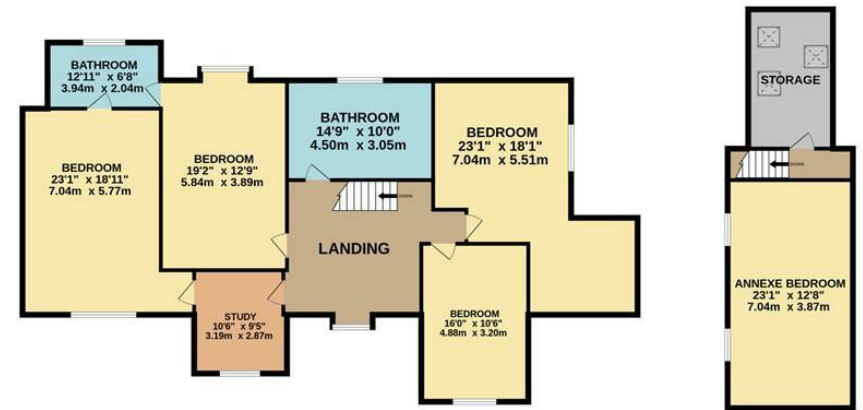
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## GROUND FLOOR



## 1ST FLOOR



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