

32a Poplars Farm Road  
Barton Seagrave  
Kettering  
NN15 5AF

£1,295,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

This brand new, high specification home built by Messrs. Maddock Homes is build complete and ready to move into.

Boasting an excellent standard of finish and situated in one of the areas most desirable addresses, this is an incredibly exciting opportunity to purchase one of the counties largest new build properties.

Offering 5340 sq, ft, of spacious internal accommodation spread over three floors and also benefits from a large frontage and generous rear garden.

The ground floor layout comprises of a welcoming entrance hall, large lounge with feature fireplace, second reception / dining room, study, huge kitchen family room, utility room, boot room and ground floor WC.

On the first floor expect to find four very large bedrooms along with the giant family bathroom. The master bedroom enjoys a dressing room and en-suite bathroom and bedroom 2 also boasts an equally stylish en-suite. There is also a useful laundry room!

On the second floor there are two further versatile rooms which could be used as bedrooms or cinema / games room if desired. There is also a bathroom on this floor along with a huge landing area which could easily double up as a chill out area.

The build is to the highest specification with quality kitchen appliances, tiling, bathrooms, under floor heating to the ground and first floors, flooring and soft landscaping.

The location is perfect for families with an excellent range of local schools close by along with recreational facilities at nearby Wicksteed Park. They are also just a short drive from both Kettering train station and the A14 both offering superb commuter links.

Rarely do properties of such size and quality come for sale and as such strong interest is expected.

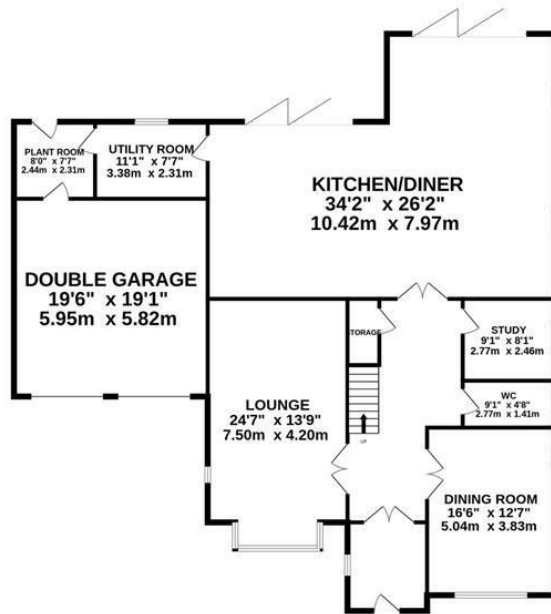
For more information or to arrange your site visit please contact sole selling agents Oscar James today.

Viewing is absolutely essential and incentives could be offered to the right purchaser.

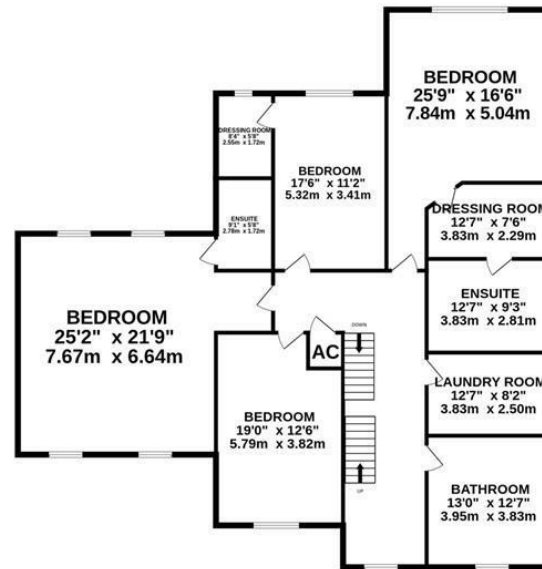
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# Floor Plan

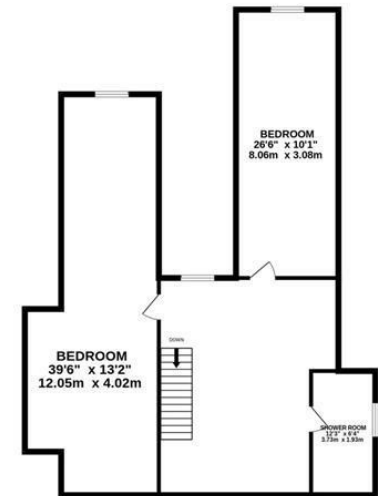
GROUND FLOOR  
2192 sq.ft. (203.7 sq.m.) approx.



1ST FLOOR  
2067 sq.ft. (192.1 sq.m.) approx.



2ND FLOOR  
1121 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA : 5380 sq.ft. (499.8 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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## AT A GLANCE...



Three large reception rooms



Huge kitchen family room



Six double bedrooms



Five bathrooms



Generous plot



Large double garage







# SELLER'S SECRET

We are delighted with the finish of this beautiful property. We built this property and the house next door and it's been a pleasure creating two lovely family homes in an excellent location.



*Why we like it....*

What's not to like? This fabulous property simply must be viewed to be appreciated!

# OSCAR JAMES

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*To buy or not to buy....*

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