

28 Warkton Lane
Barton Seagrave
NN15 5AA

£650,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

CHECK OUT OUR VIDEO TOUR

An absolutely spectacularly well presented home situated on arguably one of the best addresses within Kettering, situated in prime position close to excellent schooling, Wicksteed Park, Barton Hall and the A14 for those needing to commute and with the benefit of a HEATED SWIMMING POOL!

This property is outstanding both internally and externally having been extremely well cared for and improved by the current owners of approximately 30 years.

From the moment you enter through the solid wooden door the entrance hall is warm and welcoming and firstly leads to two large double bedrooms, both with triple glazed bay windows, both with ensuites, the master bedroom in fact benefits from a walk in dressing room as well as a stunning ensuite bathroom with shower cubicle and bath. Stairs rise to the first floor where you will find two further double bedrooms, storage and shower room.

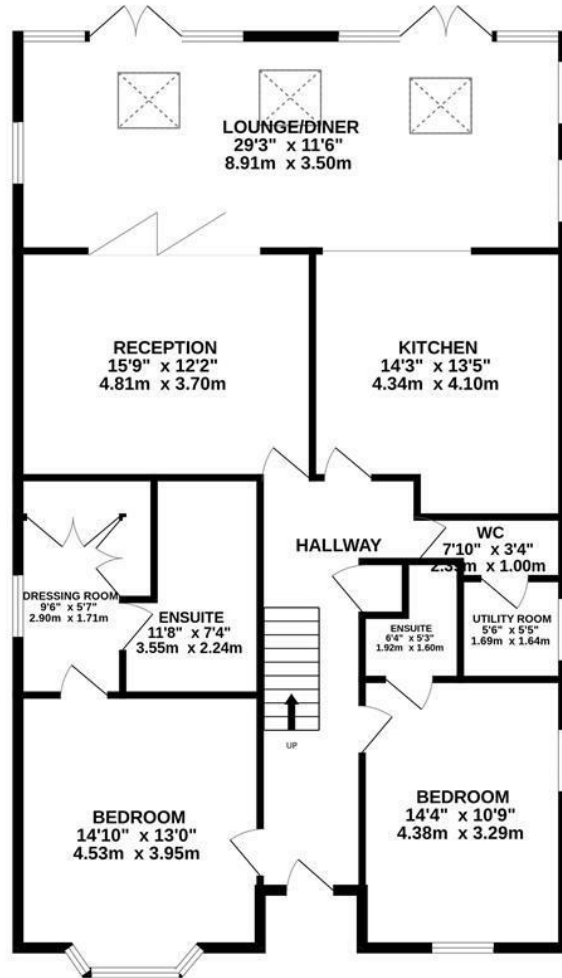
Then, to talk about the living space of this home, centrally located a spacious lounge room provides a perfect space to relax in the evenings with a feature fireplace and bi folding doors leading out the impressive extension which provides dining space as well as a sitting area which in turns leads back to the extremely well appointed and refitted kitchen, the kitchen benefits from integrated appliances including dishwasher, fridge/freezer, double oven and hob with extractor over, a large pantry cupboard provides storage and an island provides excellent preparation space. Expect also to find a separate WC cloakroom which leads to a refitted utility room.

Outside the property has so much to offer, to the front ample parking for numerous vehicles on the block paved driveway, a single garage and manicured lawn with established trees, the garden to the rear is stunning, with decked and patio areas, perfect lawn, trees, shrubs and finally at the far end a heated swimming pool with changing cabin.

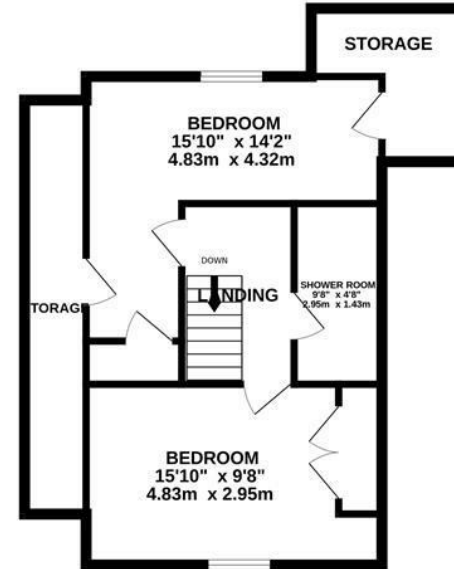
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Floor Plan

GROUND FLOOR
1416 sq.ft. (131.6 sq.m.) approx.



1ST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1954 sq.ft. (181.5 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...



Family/dining room and lounge



Refitted kitchen and utility room



Four double bedrooms



Two ensembles, shower room and cloakroom



Stunning gardens, swimming pool to rear



Single garage and parking for numerous vehicles





SELLER'S SECRET

As a family have been extremely happy here over the years and we have thoroughly enjoyed all the house has to offer, the grandchildren have loved the swimming pool over the years! The time is right for us now, we feel for a change of scenery and a slight relocate and down size. We really hope the new owners are very happy here.



Why we like it....

We are delighted to represent the owners of this gorgeous property, it will be a pleasure to show people around and we very much look forward to doing so. Definitely do not expect it to be around for long!

To buy or not to buy....

OSCAR JAMES

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