

47 Barton Road
Barton Seagrave
Kettering
NN15 6RS

£325,000



OSCAR JAMES

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FLOOR PLANS



AT A GLANCE...



Lounge, kitchen/diner and conservatory



Refitted kitchen



Three bedrooms



Stunning bathroom



Gardens front and rear



On road parking (usually space in the lay by out front)



WHAT'S GREAT?

An outstanding grade 2 listed cottage situated in an imposing and ideal position for Kettering and Barton Seagrave, with Wicksteed Park and Barton Hall just a stones' throw away this is an absolute must view home for those looking for character and charm.

The property has been very well cared for by the current owner and presents beautifully both inside and out with many of the original features being retained as you would expect but with modern and trendy styling to give it a real homely feel.

In brief the internal accommodation comprises of an entrance hall which has the stunning flagstone stairs leading to the first floor, a lounge to the front which is an excellent size for a property of this age and benefits from a window seat, feature fireplace with wood burner and storage cupboard, expect to then find a gorgeous kitchen/diner with a well appointed kitchen and storage cupboards, a conservatory/utility to the rear doubles up as an ideal seating/entertaining space but also enhances the kitchen facilities with a second sink and plumbing for washing machine and space for tumble dryer.

The first floor provides three very good size bedrooms, all stunning in presentation, two with original fireplace grates which really make the rooms and a bathroom which really does have the wow factor, freestanding roll top bath, separate shower cubicle, WC and sink make this a wonderful space to relax.

Outside there is a cottage garden to the front with established shrubbery, lawn, raised vegetable beds and bin store, to the rear a courtyard has a newly laid patio and is a real sun trap, expect to find here also a large barn with vaulted ceiling and Velux style windows which could be used for a multitude of things such as a craft space, bar, office or entertaining space, a second storage barn can also be found for other items should you wish.

Call the delighted sole agents Oscar James KETTERING to make arrangements to view.

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SELLER'S SECRET

Without a doubt this is a 'pick it up and move it' situation, I absolutely love my cottage but the location here in England no longer suits me. Whilst it will be hard to leave I am looking forward to my new adventure slightly further afield.



Why we like it....

We love this cottage! It is stunning internally and must be viewed to be appreciated, we expect strong interest, don't delay, call us today!

OSCAR JAMES

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To buy or not to buy....
