



St. Botolphs Road
Barton Seagrave, Northamptonshire

Simpson
and Partners

St. Botolphs Road

Entrance hall, downstairs WC, living room and a kitchen/dining/family room. Then on the first floor there three bedrooms, bedroom two with en-suite shower room and the family bathroom. Then on the second floor expect to find the amazing bedroom one with en-suite bathroom and walk in wardrobe.

4

3

2



About the Property

Approx 2260 sq ft. Located in the heart of the village of Barton Seagrave is this superb deceptive and spacious extended four bedroom detached property with off road parking and a double garage. The property benefits from double glazing, gas radiator central heating, stunning 24' x 27' kitchen/dining/family room with vaulted ceiling, 23' living room, 26' x 15' bedroom one with four piece en-suite bathroom, 23' bedroom two with en-suite shower room, two further double bedrooms, three piece family bathroom, 17' x 16' double garage with off road parking to the front and a stunning landscaped Westerly facing rear garden. An internal viewing is a must to appreciate this stunning family home.

Offers in excess of: £495,000



One of the main features of this stunning family home is the 27' x 24' kitchen/dining/family room with a vaulted ceiling with exposed beams and French doors opening onto the stunning garden.







Another feature of the property is 26' bedroom with a superb en-suite bathroom.







| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 79 |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | 75 |

Offices at:

Burton Latimer
01536 722355

Kettering
01536 518200

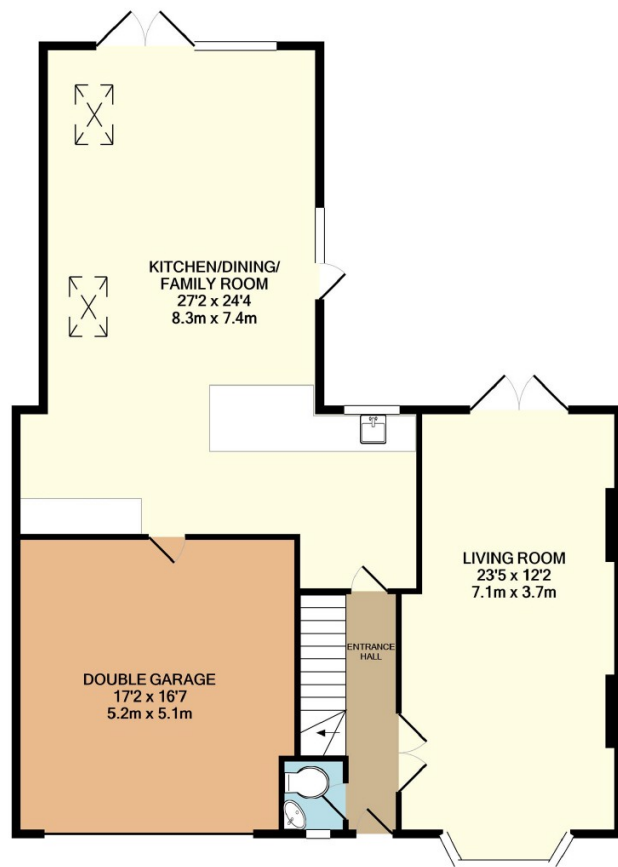
Thrapston
01832 731222

Corby
01536 202007

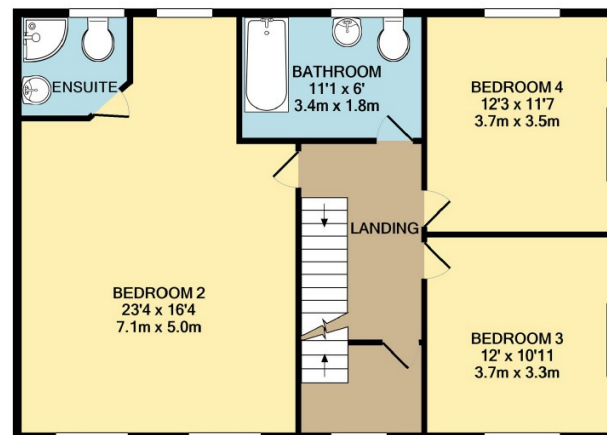
Rushden
01933 418917

Wellingborough
01933 224953

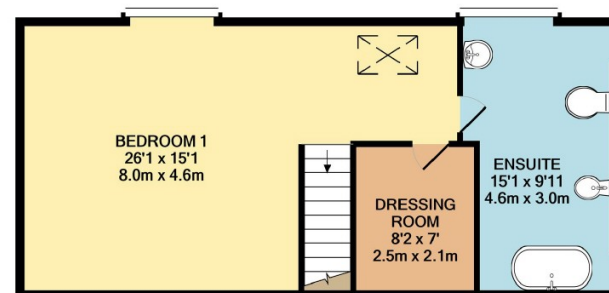
Northampton
01604 590888



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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