



**Connells**

Barton Road  
Barton Seagrave Kettering



# Barton Road Barton Seagrave Kettering NN15 6RT

for sale  
**£1,750,000**



## Property Description

Exceptional private gated 9-bedroom residence in one of Kettering's most desirable locations. Both modernised and thoughtfully extended, this home comprises of versatile living spaces creating a seamless blend of classic charm and contemporary living, delivering no end on privacy and luxury.

The right wing showcases a stunning open-plan kitchen/lounge complete with sleek kitchen island and integrated appliances. In keeping with comfort, you will find a breakfast nook situated in the hall, perfect for a relaxed morning coffee. Beyond this, an indoor swimming pool with added shower room for year-round enjoyment and ground floor ensuite bedroom/console room offering a fun and functional retreat for teens or guests. Centrally in the home, you will find access to the first floor, offering a Master suite with a Juliet balcony, highlighting serene views of the garden below, in addition to a luxurious ensuite and large walk-in wardrobe, and two further ensuite double rooms.

The left wing embraces a traditional charm, featuring a formal reception room that leads to a well-appointed butler's kitchen and separate utility. Two spacious en-suite bedrooms, with two further guest rooms served by a centrally positioned cloakroom. The first floor hosts a bonus bedroom/games room with separate bathroom.

The front is adorned with a sweeping driveway, ample parking and detached double garage, whilst the rear garden is a private peaceful retreat and extends to reveal an allotment area.

## Kitchen/Lounge

32' 8" x 13' 10" ( 9.96m x 4.22m )

wood finish flooring, underfloor heating, a stylish log burner, and bi-fold doors opening to the garden. The kitchen boasts a central island with induction hob, integrated appliances including oven/grill, fridge/freezer, and wine fridge, plus generous worktop space and natural light from multiple windows. Spotlights and double doors with side windows complete the space.

## Pool Room

32' x 13' 10" ( 9.75m x 4.22m )

stone-built indoor pool, underfloor heating, and its own boiler system. A dedicated pool shower room with WC, sink, and pump system access makes it effortlessly functional. Spotlights illuminate the entire space.

## Shower Room

7' 9" x 4' 10" ( 2.36m x 1.47m )

quartz tiles, shower, radiator, w/c and hand basin

## Bedroom / Console Room

14' x 6' 9" ( 4.27m x 2.06m )

A flexible single bedroom with en-suite shower room, perfect for teens or guests. Includes window to rear, built-in storage under the stairs and modern spotlights throughout

## Ensuite

## Master Suite

20' 5" x 17' 6" ( 6.22m x 5.33m )

A luxurious retreat with wood finish flooring, Juliet balcony, en-suite with shower, w/c and hand basin. a spacious walk-in wardrobe with built-in rails, shelves, and its own skylight

## Ensuite

Shower, hand basin and toilet, storage to back wall

## Walk In Wardrobe

## Bedroom 2

11' 7" x 12' 2" ( 3.53m x 3.71m )

double room with skylight, built-in wardrobes, and en-suite shower room - all bathed in natural light and finished with spotlights

## Ensuite

## Bedroom 3

11' 8" x 12' 2" ( 3.56m x 3.71m )

double room with skylight, built-in wardrobes, and en-suite shower room - all bathed in natural light and finished with spotlights

## Ensuite

## Reception Room

32' 2" x 13' 11" ( 9.80m x 4.24m )

A spacious and welcoming reception room with two radiators, log burner, and three marble display nooks to left wall. Direct access to the utility and butler's kitchen.

## Butler's Kitchen

19' 6" x 7' 7" ( 5.94m x 2.31m )

A well-equipped prep space with integrated

oven, grill, and dishwasher, American-style fridge/freezer and a large window for natural light. External access included

## Utility

11' 2" x 7' 7" ( 3.40m x 2.31m )

Ample storage, sink and window to side. additional external access included

## Bedroom 4

11' 7" x 11' 11" ( 3.53m x 3.63m )

window to front, radiator to left side

## Bedroom 5

19' 11" max x 13' 3" ( 6.07m max x 4.04m )

Spacious double window to side, built-in wardrobes with vanity nook, and en-suite with 3 piece suite.

## Ensuite

## Bedroom 7

10' 8" x 7' 9" ( 3.25m x 2.36m )

Double-sized room with bay windows to the front of the home.

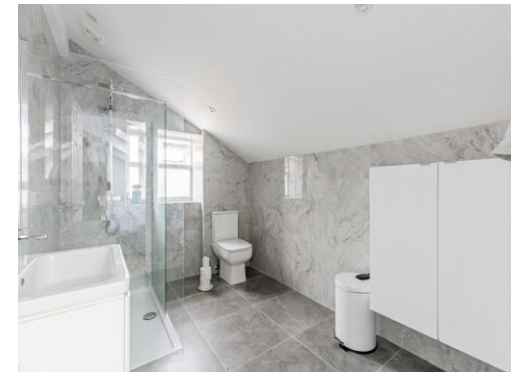
## Bedroom 8

10' 4" x 17' 5" ( 3.15m x 5.31m )

Spacious double with front-facing window, built-in wardrobes, and en-suite with shower and window.

## Ensuite

## Bedroom 9/Games Room















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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

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