

## Southwell Lane, Barton Seagrave KETTERING NN15 5BF



#### welcome to

### Southwell Lane, Barton Seagrave KETTERING

A rare opportunity to purchase this versatile five bedroom detached executive home on the highly desirable Burton Manor Development in Barton Seagrave,

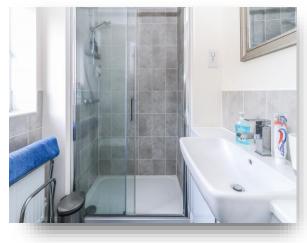












#### **Entrance Hall**

Entered via double glazed door to the front aspect, radiator, media hub and doors giving access to

#### Cloakroom / Wc

Low level WC, pedestal wash hand basin, tiled to splashback areas and radiator.

#### Lounge

24' 9" into bay x 11' 7" (7.54m into bay x 3.53m) Double glazed bay window to the front aspect, double glazed French doors to the rear aspect with integrated blind system, two radiators, television and telephone points.

#### **Dining Room**

12' 8" into bay x 10' 7" ( 3.86m into bay x 3.23m ) Double glazed bay window to the front aspect, radiator and television point.

#### Kitchen / Breakfast

14' 3" x 10' 7" ( 4.34m x 3.23m )

Double glazed full height windows to the rear aspect with integrated blind system, fitted kitchen comprising a range of wall and base level units with laminate work surfaces over and complimentary upstand, one and a half stainless steel sink and drainer unit, double eye level oven with gas 5 ring burner hob and stainless steel extractor hood over, television point, integrated appliances including dishwasher and fridge/freezer, double glazed French doors to the rear aspect, radiator and door to utility room.

#### **Utility Room**

6' 6" MAX x 6' MAX ( 1.98m MAX x 1.83m MAX ) Base level units with laminate work surfaces over with complimentary upstand, plumbing for washing machine, space for tumble dryer, central heating boiler, radiator and door to rear aspect.

#### **First Floor Landing**

Stairs rising from stairs rising to second floor, radiator and doors to:

#### **Bedroom One**

13' 8"  $\times$  10' 7" MAX ( 4.17m  $\times$  3.23m MAX ) Double glazed window to the front aspect, fitted wardrobes, radiator, television point and door to EnSuite.

#### En Suite

9' 8" x 7' 4" MAX ( 2.95m x 2.24m MAX ) Double glazed window to the rear aspect, suite comprising panelled bath, double shower cubicle, pedestal wash hand basin, low level WC, extractor fan, shaver point, radiator and partly tiled.

#### Bedroom Two

12' 1" x 7' 4" MAX ( 3.68m x 2.24m MAX ) Double glazed window to the front aspect, television point, radiator and door to En Suite.

#### En Suite

6' 7" x 5' 5" ( 2.01m x 1.65m ) Double glazed window to the front aspect, suite comprising double shower cubicle, low level WC, wash hand basin with vanity unit, extractor fan, shaver point, partly tiled.

#### **Bedroom Three**

11' 6" MAX x 8' 10" ( 3.51m MAX x 2.69m ) Double glazed window to the rear aspect, radiator, television point and ethernet port.

#### Bathroom

Double glaze window to the rear aspect, suite comprising panelled bath, pedestal wash hand basin, low level WC, extractor fan, radiator and partly tiled.

#### **Second Floor Landing**

Stairs rising from first floor landing, double glazed sky light window to the rear aspect, storage cupboard, radiator and doors to:

#### **Bedroom Four**

15' 4" MAX x 11' 6" restricted head height ( 4.67m MAX x 3.51m restricted head height ) Two double glazed windows to the front and side aspect, two double glazed skylight windows to the rear aspect, radiator and access to loft space.

#### **Bedroom Five**

10' 10" x 10' 2" MAX ( 3.30m x 3.10m MAX ) Double glazed window to the front aspect, radiator, television point and eaves storage.

#### **Shower Room**

6' 10" MAX x 5' 11" ( 2.08m MAX x 1.80m ) Double glazed sky light window to the rear aspect, suite comprising pedestal wash hand basin, low level WC, shower cubicle, radiator and partly tiled.

#### Externally

#### **Front Garden**

Mainly laid to drive offering off road parking and leading to double garage.

#### Rear Garden

A generous plot mainly laid to lawn and patio with shed, enclosed within timber fencing offering a good degree of privacy with outside lighting.

#### **Double Garage**

Up and over doors, power and lighting.





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# Southwell Lane, Barton Seagrave KETTERING

- Five BedRoom Detached
- Double Garage
- Two En Suites
- Versatile Accommodation
- Highly Sought After Location

Tenure: Freehold EPC Rating: B

offers in excess of

£450,000

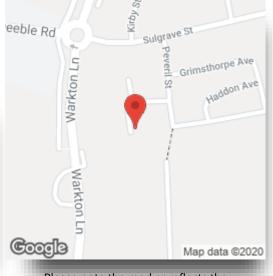




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Please note the marker reflects the postcode not the actual property

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