



32a Poplars Farm Road  
Barton Seagrave | Northamptonshire | NN15 5AF

FINE & COUNTRY

# STEP INSIDE

## 32a Poplars Farm Road

We are delighted to be able to offer this beautiful newly built six-bedroom family home in the village of Barton Seagrave in Northamptonshire. Built to an exacting specification, using high quality materials, the property has a spacious, light and airy design, spread over three levels, with two fully integrated garages, plus plenty of parking space. To compliment the vast internal space, the rear of the property offers a large garden area, mostly laid to lawn along with a beautiful porcelain tiled patio area.

Built in one of the most desirable areas locally, there is easy quick access to London by rail via close by Kettering or by the M1 motorway for those who choose to drive. The A14 accessible in minutes gives access then to all major routes including the M1, M6 and east/west links. For the children in your life there are excellent schools, both local and private and for their leisure time there are lots of activities locally available. A good example of this is the ever popular Wicksteed Park, just a pleasant walk away.

Within excess of 5300 square feet, the internal accommodation truly impresses, with quality fixtures and fittings evident throughout the property. Care has been given to the design and layout to maximise the space and purpose to each of the rooms.

On entering the house there is welcoming feeling in the hallway, which has a large lounge to one side and a second reception/dining room opposite, both entered by elegant twin glazed doors to each room. Further rooms on this floor include a downstairs WC, boot room, office and utility room. The hallway leads to a superb, spacious kitchen/ family room which is beautifully fitted with high quality units and integral appliances. The vast kitchen area has a large island, in addition to providing sufficient space to place a number of chairs and sofas where you can while away your days with friends and family. Access to the rear garden and large patio is available by the two large bi-folding doors from the kitchen. There is an additional paved footpath to the side of the property allowing foot access to the rear of the house and garden. It is fair to say the whole ground floor and garden are perfect for relaxing, entertaining and an area for the whole family to enjoy.

The first floor, unlike most properties is constructed on a concrete floor the same as the ground floor, both benefitting from underfloor heating. To provide acoustic and heat insulation properties the entire property, including internal walls, have been constructed using high strength thermal blocks.

Leaving the ground level, climbing the attractive, mainly glass staircase to the first floor you will find four large bedrooms and a giant family bathroom. The master bedroom has its own dressing room and of course en-suite bathroom. A second bedroom like the master bedroom is fitted with a tastefully fitted en-suite. An unusual but very useful addition to the first floor is a Laundry room.

Proceeding to the second floor which has a traditional wooden floor and wall mounted radiators, there are two further rooms, the first offering plenty of room to be used as a games room or a cinema room or even a teenagers dream bedroom. The second of these rooms is also a large, useful bedroom. Both rooms have access to a superbly appointed bathroom on this level.











# INFORMATION

## 32a Poplars Farm Road

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Services, Utilities & Property Information:

Utilities: Electricity, gas, water + drainage all mains connected.

Mobile Phone Coverage: Both 4G and 5G available in that area, we advise you to speak to your provider.

Broadband Availability: Standard and superfast broadband available in the area, we advise you to speak with your provider.

Special Note: Nothing of note.

Tenure: Freehold.

Council Tax Band: Not confirmed yet (new build)

Local Authority: Kettering

EPC Rating: Not confirmed yet (new build)

We feel it is fair to say desirable properties of this size and quality are not readily available.

Please contact Miranda your Local agent for more information.



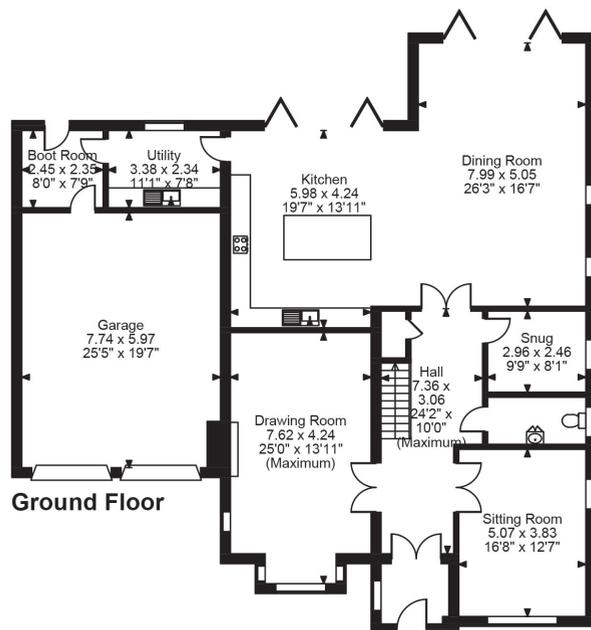
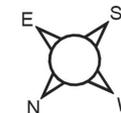
**Poplars Farm Road, Barton Seagrave, Kettering**

**Approximate Gross Internal Area**

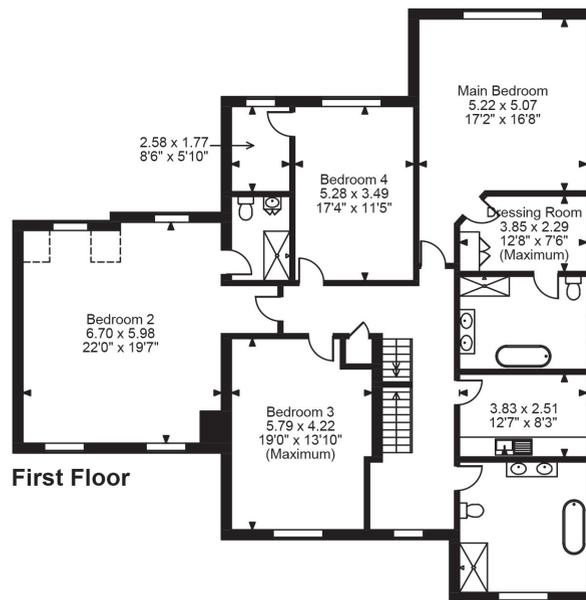
**Main House = 4961 Sq Ft/461 Sq M**

**Garage = 492 Sq Ft/46 Sq M**

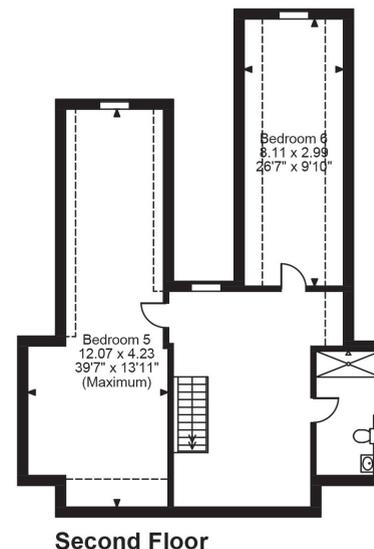
**Total = 5453 Sq Ft/507 Sq M**



**Ground Floor**



**First Floor**



**Second Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Tenure: Freehold

*Guide price* £1,395,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No 04018410. VAT Reg No: 754062833. Head Office Address: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 05.03.2024





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