

Measurements

Entrance Hall 15'1 x 14'6
(4.60m x 4.42m)

Living Room 14'7 x 10'9
(4.45m x 3.28m)

Dining Room 10'5 x 10'9
(3.18m x 3.28m)

Kitchen 15'1 x 11'7
(4.60m x 3.53m)

Utility 7'5 x 7'5 (2.26m x 2.26m)

Study 10'9 x 10 (3.28m x 3.05m)

WC 5'11 x 4'10 (1.80m x 1.47m)

Bedroom One 14'6 x 12'5
(4.42m x 3.78m)

Ensuite 8'2 x 7'10 (2.49m x 2.39m)

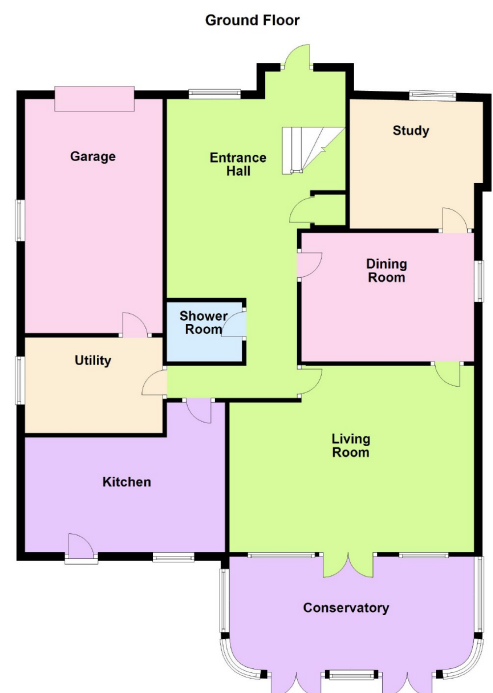
Walk In Wardrobe

Bedroom Two 15'5 x 12
(4.70m x 3.66m)

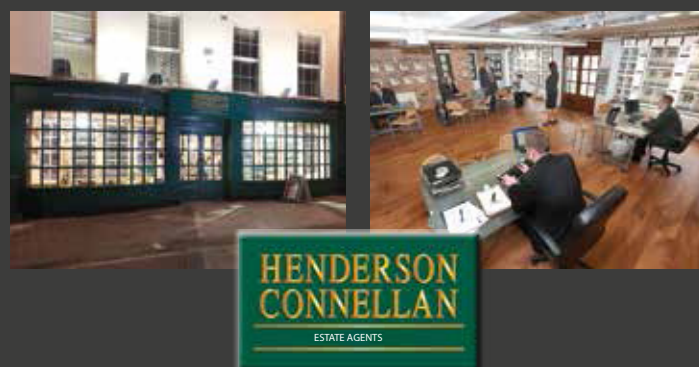
Bedroom Three 14'11 x 8'5
(4.55m x 2.57m)

Bedroom Four 13'6 x 10'1
(4.11m x 3.07m)

Bathroom 7'10 x 7
(2.39m x 2.13m)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



15-16 Market Place, Kettering, Northamptonshire NN16 0AJ
Sales (01536) 417888
email: ketteringsales@hendersonconnellan.co.uk
Lettings and Property Management (01536) 416555
email: bestlets@hendersonconnellan.co.uk

"Family Favourite"



**166 Barton Road,
Kettering, NN15 6RY**

Guide Price £550,000



Gardens

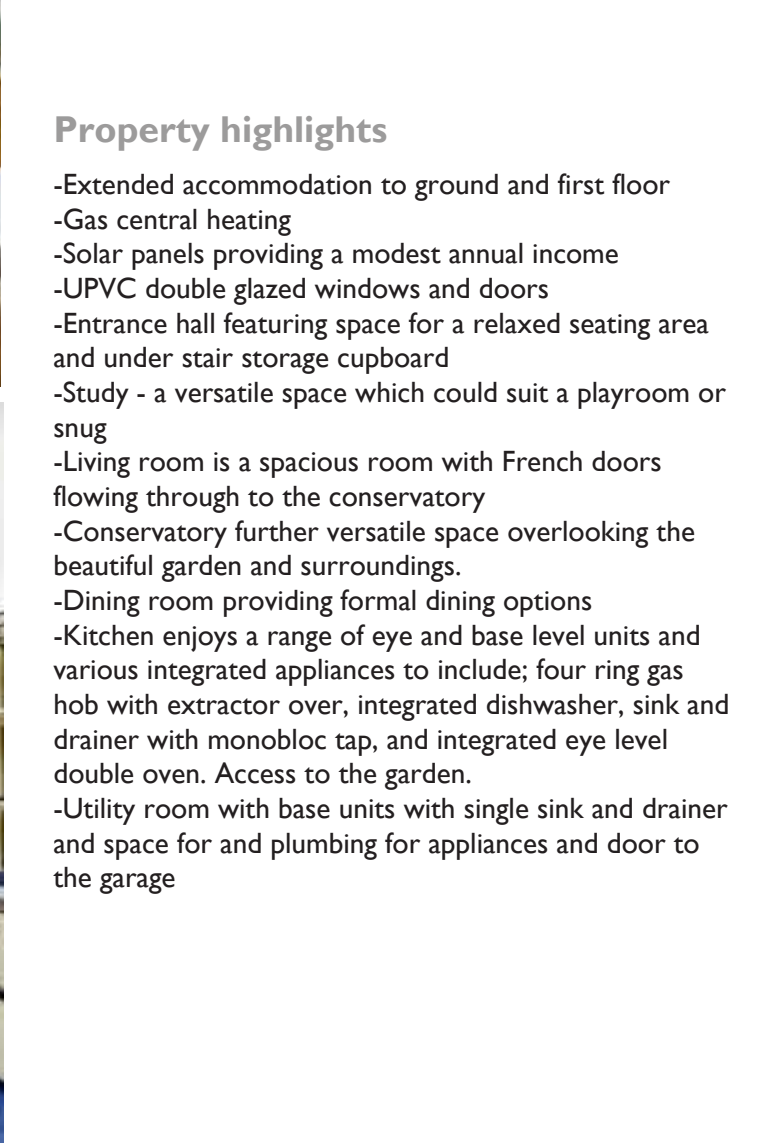
The neat frontage features a gravelled driveway providing off road parking for three/four cars and access to the integral single garage. To the rear, the secluded garden is an excellent size and is enclosed with feather board fencing and a shaped lawn. The various well-maintained borders give interest and colour, and a raised terrace includes perfect space for garden furniture. The main patio is accessed via the dining room or the utility and is ideal for alfresco dining. To the rear of the garden is a secluded area complete with a private seating area surrounded by an array of mature fruit trees.



"Family Favourite"

This truly exceptional detached residence occupies an enviable position within this most desirable location. The spacious and versatile interior comprises palatial entrance hall which doubles as a snug space and leads to the guest cloakroom and useful study. The living room is a superb size and flows through to the conservatory which enjoys wonderful views of the garden and the kitchen is fitted with a range of integrated appliances with a complimenting utility room. Upstairs, there are four double bedrooms, the master with a modern ensuite shower room and walk in wardrobe. The principal bathroom is fitted with a four-piece suite. Outside, the driveway offers off road parking in front of the garage and the rear garden has been beautifully landscaped and includes a raised decking area perfect for Al fresco dining. EPC RATING; D





Property highlights

- Upstairs you will find a generous landing area with useful airing cupboard and four double bedrooms; the master bedroom is an excellent size with a separate walk in wardrobe and ensuite which includes shower enclosure and panel enclosed bath, low level WC and sink
- Bathroom suite comprising corner panel enclosed bathtub with shower, tiled throughout and with pine flooring, pedestal wash hand basin and low-level WC.

Property highlights

- Extended accommodation to ground and first floor
- Gas central heating
- Solar panels providing a modest annual income
- UPVC double glazed windows and doors
- Entrance hall featuring space for a relaxed seating area and under stair storage cupboard
- Study - a versatile space which could suit a playroom or snug
- Living room is a spacious room with French doors flowing through to the conservatory
- Conservatory further versatile space overlooking the beautiful garden and surroundings.
- Dining room providing formal dining options
- Kitchen enjoys a range of eye and base level units and various integrated appliances to include; four ring gas hob with extractor over, integrated dishwasher, sink and drainer with monobloc tap, and integrated eye level double oven. Access to the garden.
- Utility room with base units with single sink and drainer and space for and plumbing for appliances and door to the garage

