



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Sulgrave Road, Barton Seagrave NN15

"Kids, Family, Hobbies and Friends..."

🛏️ 5 🪑 4 🛋️ 2



## "Kids, Family, Hobbies and Friends..."

...There is room for everyone and more in this substantial detached home built by Barratt Homes which offers a versatile interior perfect for family living. The extensive floorplan includes an entrance hall, guest cloakroom, living room, separate formal dining room and a modern fitted kitchen/breakfast room with a range of integrated appliances and a separate utility room. Upstairs the landing leads to a principal bathroom and five double bedrooms arranged over two floors, both the master and guest bedroom with ensuites. Gas central heating, UPVC double glazed windows complete the inside. Outside the generous private driveway offers parking in front of the double garage, the fore garden is planted and the beautifully landscaped South facing rear garden is a great size. A variety of schools, Barton Hall and Vines are within easy reach along with the town centre and a wealth of amenities. An outstanding home !

**Living Room** - 7.57m x 3.53m (24'10" x 11'7")

**Dining Room** - 3.94m x 3.23m (12'11" x 10'7")

**Kitchen** - 4.39m x 3.2m (14'5" x 10'6")

**Utility Room** - 2.01m x 1.83m (6'7" x 6'0")

**WC** - 1.52m x 0.94m (5'0" x 3'1")

**Bedroom 1** - 4.09m x 3.23m (13'5" x 10'7")

**Ensuite** - 2.95m x 2.21m (9'8" x 7'3")

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

**Ensuite** - 2.03m x 1.68m (6'8" x 5'6")

**Bedroom 3** - 3.56m x 2.69m (11'8" x 8'10")

**Bathroom** - 2.36m x 1.68m (7'9" x 5'6")

**Bedroom** - 4.7m x 3.53m (15'5" x 11'7")

**Bedroom** - 3.3m x 2.84m (10'10" x 9'4")

**Shower Room** - 2.21m x 1.83m (7'3" x 6'0")

**Garage** - 6.02m x 5.99m (19'9" x 19'8")





Total area: approx. 210.5 sq. metres (2265.1 sq. feet)

- Detached
- Double Garage
- Parking For Four Cars
- Five Double Bedrooms
- Three Storey
- Two Ensuites, Family Bathroom and Shower Room
- Landscaped Gardens
- Immaculately Presented
- EPC RATING: B
- COUNCIL TAX: F



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

