



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Poplars Farm Road, Barton Seagrave NN15

"Anyone for Cricket?"

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"Anyone for Cricket?"

Tennis, Football or pretty much any sport, all of which can be enjoyed in the substantial garden which adjoins this very impressive, extended, detached family home. The desirable location just off Warkton Lane is within easy reach of schools, Wicksteed Park and Barton Hall. The significant, versatile interior includes an entrance vestibule, entrance hall, guest cloakroom, living room with bay window, fabulous snug, utility room and fabulous social kitchen/dining/family room, the hub of the house with select integrated appliances, the perfect vantage point from which to admire the garden. Upstairs there are four double bedrooms, the principal and fourth bedroom with fitted wardrobes, there is a family bathroom and separate shower room. Gas central heating, UPVC double glazing and security alarm system complete the inside. A sweeping in and out driveway offers parking for four/ six cars, the oversized garage is accessed via an electric door, double gates leads to a further driveway and the fabulous garden with Scandinavian style lodge is perfect for home working. A very special home and garden.

Living Room - 5.36m x 4.22m (17'7" x 13'10")

Family Room - 3.99m x 2.54m (13'1" x 8'4")

Sitting Room - 4.8m x 4.04m (15'9" x 13'3")

Kitchen/Breakfast/Dining Room - 8.38m x 6.05m (27'6" x 19'10")

Utility Room - 5.49m x 1.68m (18'0" x 5'6")

Bedroom 1 - 4.52m x 3.96m (14'10" x 13'0")

Bedroom 2 - 5.31m x 3.61m (17'5" x 11'10")

Bedroom 3 - 4.32m x 3.18m (14'2" x 10'5")

Bedroom 4 - 4.04m x 2.69m (13'3" x 8'10")

Shower Room - 3.1m x 2.01m (10'2" x 6'7")

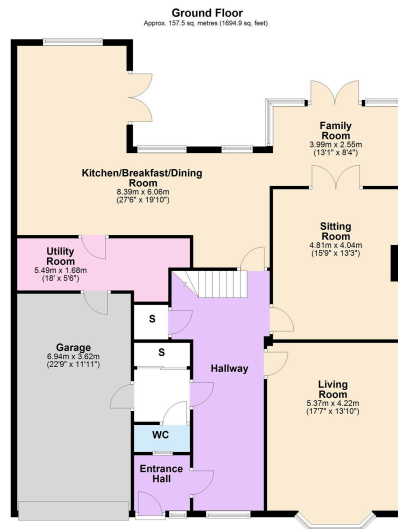
Bathroom - 2.82m x 1.73m (9'3" x 5'8")

Garage - 6.93m x 3.63m (22'9" x 11'11")

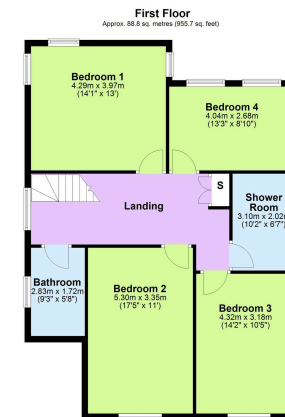




- Detached home with significant plot
- Sweeping in and out driveway, oversized single garage
- Fabulous free flowing Kitchen/ Dining/Family room
- Living Room and separate versatile snug
- Four double Bedrooms
- Principal Bathroom and Separate Shower Room
- Sought After location
- Utility Room
- EPC RATING: D
- COUNCIL TAX: F



Total area: approx. 246.2 sq. metres (2650.5 sq. feet)



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.

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