



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Southwell Lane, Barton Seagrave Nn15

Offers Over £600,000

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"Modern Family Life"

Making everyday family life easier with this fabulous detached house built by Barratt Homes, set within this most desirable development. The stunning accommodation benefits from gas central heating and UPVC double glazing to include an entrance hall, guest cloakroom, the fabulous free flowing extended kitchen/dining room has a range of integrated appliances and a separate utility room. The living room has an attractive Limestone fireplace with gas fire. Upstairs the landing leads to a principal bathroom and five generous double bedrooms arranged over two floors, both the principal and guest bedroom with en-suites. Outside the generous private driveway offers parking for six cars in front of the double garage, the beautifully landscaped rear garden is a great size with a built in kitchen entertainment area. Hayfield Cross primary school is within easy reach along with Barton Hall, Wicksteed Park and a wealth of amenities such as the mainline railway station and town centre just a short distance away. Call us to book a private viewing today.

Living Room - 6.5m x 3.53m (21'4" x 11'7")

Office/Playroom - 3.2m x 2.82m (10'6" x 9'3")

Kitchen/Dining/Family Room - 9.14m x 6.81m (30'0" x 22'4")

Utility Room - 1.8m x 1.68m (5'11" x 5'6")

WC - 1.78m x 0.91m (5'10" x 3'0")

Bedroom 1 - 6.55m x 3.23m (21'6" x 10'7")

Ensuite - 3.25m x 3.23m (10'8" x 10'7")

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

Ensuite 2 - 2.03m x 1.7m (6'8" x 5'7")

Bedroom 3 - 3.51m x 2.72m (11'6" x 8'11")

Bathroom - 3.05m x 1.68m (10'0" x 5'6")

Bedroom 4 - 4.75m x 3.53m (15'7" x 11'7")

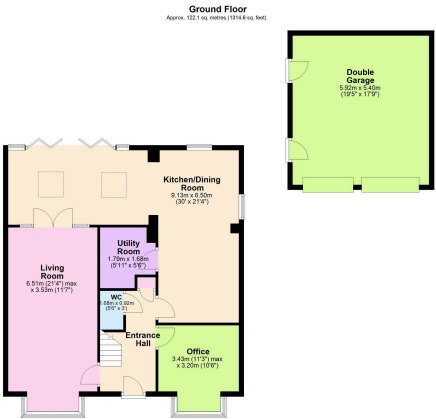
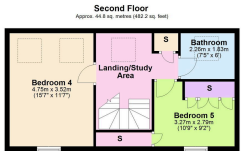
Bedroom 5 - 3.28m x 1.57m (10'9" x 5'2")

Bathroom - 2.26m x 1.83m (7'5" x 6'0")

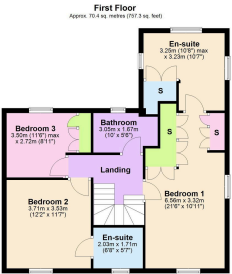
Double Garage - 5.92m x 5.41m (19'5" x 17'9")



- Detached
- Five bedrooms
- Two bathrooms and Two ensembles
- Parking for six cars
- EPC RATING: B
- Spacious accommodation throughout
- Extended kitchen/dining room
- Double garage
- Barratt Homes build
- COUNCIL TAX: F



Total area: approx. 237.3 sq. metres (2544.0 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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