



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Emmerson Court, Barton Seagrave NN15

"Modern Convenience"

🛏 3 🚿 2 🛋 1



"Modern Convenience"

This perfect modern family home occupies a fantastic plot situated within the very desirable Hanwood Park development. The stylish interior benefits from gas central heating and UPVC double glazing to include an entrance hall, generous living room, kitchen/dining room with integrated oven, hob, fridge/freezer, dishwasher and breakfast bar, utility room, guest cloakroom. Upstairs there is a principal bathroom, three bedrooms and built in wardrobes plus en-suite to the principle. Outside the driveway provides off road parking for one car to the side with a single garage. The frontage is neatly kept with artificial lawn enclosed by a brick wall. The rear garden offers some degree of privacy and is South-East facing with low maintenance in mind consisting of a natural stone patio surrounded by artificial lawn, perfect for family entertainment. Wicksteed Park, open spaces, walks and Barton Hall are within easy reach, as are all the local amenities.

Living Room - 5.59m x 3.1m (18'4" x 10'2")

Kitchen/Dining Room - 5.59m x 2.72m (18'4" x 8'11")

Utility Room - 1.85m x 1.57m (6'1" x 5'2")

Guest WC - 1.4m x 0.97m (4'7" x 3'2")

Bedroom One - 5.59m x 3.15m (18'4" x 10'4")

Ensuite - 2.18m x 1.17m (7'2" x 3'10")

Bedroom Two - 3.18m x 2.74m (10'5" x 9'0")

Bedroom Three - 2.74m x 2.29m (9'0" x 7'6")

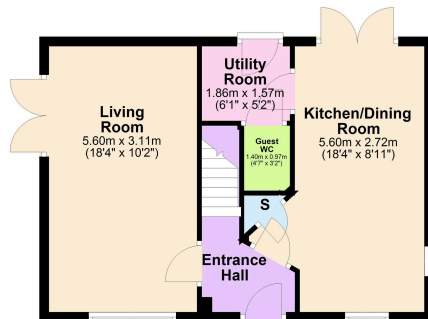
Bathroom - 2.16m x 1.85m (7'1" x 6'1")



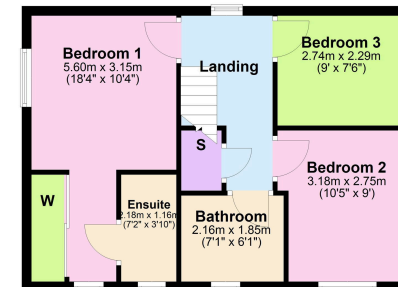


- Detached
- Single garage
- En-suite to principal
- UVPC double glazed windows
- COUNCIL TAX: D
- Off road parking
- Modern interior
- Gas central heating
- EPC RATING: B

Ground Floor
Approx. 44.1 sq. metres (475.0 sq. feet)



First Floor
Approx. 44.7 sq. metres (481.2 sq. feet)



Total area: approx. 88.8 sq. metres (956.2 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.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

