



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Brampton Court, Barton Seagrave NN15

"Family Favourite"

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"Family Favourite"

This detached home offers a spacious and versatile interior set in this small select cul de sac within sought after Barton Seagrave. The impressive interior benefits from gas central heating, solar panels and UPVC double glazed windows to include an entrance hall, guest cloakroom, contemporary kitchen complimented by a utility room, bay fronted living room flowing to the dining room and impressive conservatory overlooking the garden. Upstairs there is a principal bathroom and four bedrooms, three of which are double sized, the master with en suite. Outside, the driveway provides parking for two cars in front of the integral garage, the fore garden is laid to lawn and the landscaped rear garden has been expertly planted and offers a high degree of privacy. An exceptional home and location.

Living Room - 4.47m x 3.48m (14'8" x 11'5")

Dining Room - 2.77m x 2.67m (9'1" x 8'9")

Kitchen - 3.15m x 2.62m (10'4" x 8'7")

Conservatory - 5.44m x 2.92m (17'10" x 9'7")

Utility Room - 2.95m x 2.18m (9'8" x 7'2")

WC - 1.96m x 0.97m (6'5" x 3'2")

Garage - 5.64m x 2.95m (18'6" x 9'8")

Bedroom 1 - 5.54m x 2.97m (18'2" x 9'9")

Bedroom 2 - 3.78m x 3.48m (12'5" x 11'5")

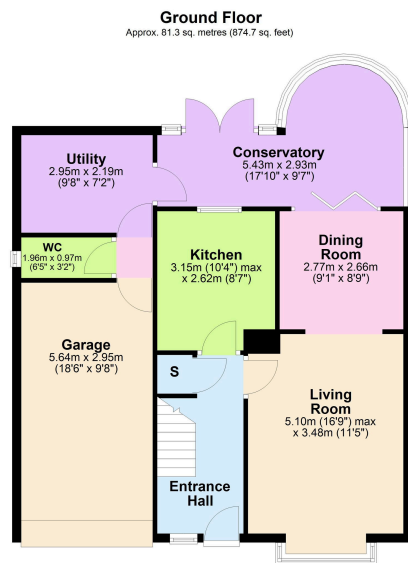
Bedroom 3 - 3.48m x 2.62m (11'5" x 8'7")

Bedroom 4 - 2.84m x 2.54m (9'4" x 8'4")

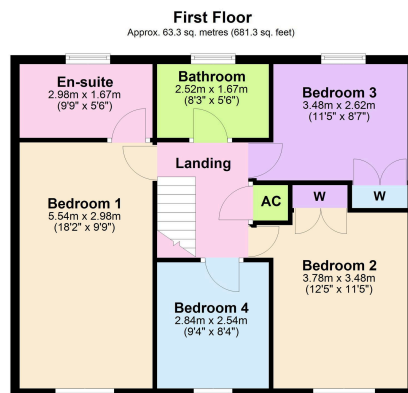
Bathroom - 2.51m x 1.68m (8'3" x 5'6")

Ensuite - 2.97m x 1.68m (9'9" x 5'6")





Total area: approx. 144.6 sq. metres (1556.0 sq. feet)



- Cul-de-sac location
- En-suite
- Garage
- Conservatory
- EPC RATING: PENDING
- Four Bedrooms
- Off road parking
- Beautiful private gardens
- Desirable location
- COUNCIL TAX: E



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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