



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Sanctuary Drive, Barton Seagrave, Kettering, NN15 6WQ

"A Perfect Finish - Inside And Out"

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"A Perfect Finish - Inside And Out"

This seriously impressive, detached home built by Redrow has been creatively extended and enhanced resulting in an exceptional, high specification interior and exterior. The sensational kitchen/dining/family room with designer units, quality integrated appliances, central island and bar area is a wonderful social space, two sets of bi-folding doors create an open aperture, bringing the outside in for the warmer months. There is a generous living room, separate snug, guest cloakroom and a practical utility room ideal for family living. Upstairs there is a principal bathroom and four double bedrooms, the principal and guest bedrooms with built in wardrobes and ensuite. Gas central heating and UPVC double glazing complete the inside. Outside a generous private, block paved driveway offers parking for four cars leading to a double garage, the landscaped gardens are arranged with easy care in mind with artificial lawns, cobbled pathways, Spanish porcelain patios and manicured plantings all of which combine to create a wonderful outdoor living space. The privileged position within this most desirable development enjoys an open aspect to the side, offers lovely walks, access to Wicksteed Park, a variety of schools and local amenities are within easy reach.

Living Room - 6.53m x 3.76m (21'5" x 12'4")

Kitchen/Dining/ Family Room - 10.59m x 6.68m (34'9" x 21'11")

Dining Room - 3.33m x 2.67m (10'11" x 8'9")

Utility - 3.1m x 3.05m (10'2" x 10'0")

W/C - 1.6m x 1.22m (5'3" x 4'0")

Bedroom 1 - 4.78m x 3.86m (15'8" x 12'8")

Ensuite - 2.95m x 1.83m (9'8" x 6'0")

Bedroom 2 - 3.45m x 3.45m (11'4" x 11'4")

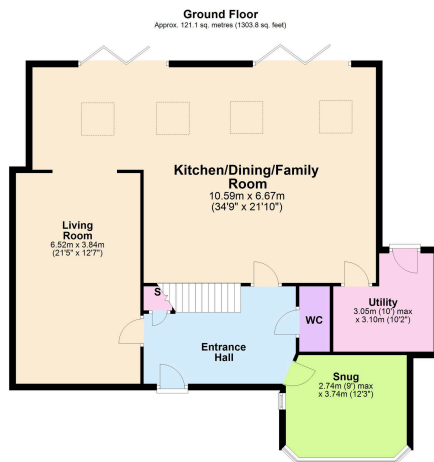
Ensuite - 2.34m x 1.3m (7'8" x 4'3")

Bedroom 3 - 3.15m x 3.81m (10'4" x 12'6")

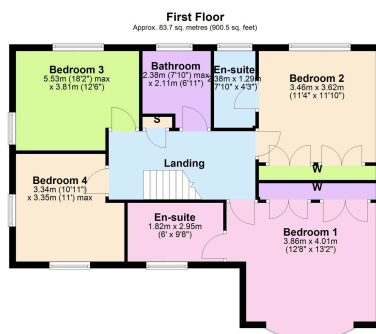
Bedroom 4 - 3.35m x 3.33m (11'0" x 10'11")

Bathroom - 2.34m x 2.11m (7'8" x 6'11")





Total area: approx. 204.8 sq. metres (2204.2 sq. feet)



- Detached Family Home
- Oversized Garage
- Stylish Open Plan Kitchen/Dining/ Family Room
- Scenic Outlook
- EPC RATING: B
- Four Double Bedrooms
- Four Parking Spaces
- Close to Wicksteed Park
- Green Belt Surcharge £150 per annum
- 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

