



**HENDERSON
CONNELLAN**
ESTATE AGENTS

45 St Botolphs Road, Barton Seagrave NN15

"A Sense of History"

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"A Sense of History"

This significant period residence occupies a desirable position by the Village Green, in the heart of the historic village area of Barton Seagrave. Formerly the village Bakehouse, much of which remains evident, then latterly the Post Office, this impressive home has been owned by the same family for 115 years. The interior and exterior has undergone significant enhancements presented to an exacting standard, sympathetic to the period feel, retaining many of the original features with Oak lintels, stone elevations, and striking fireplaces to name a few. The interior includes an entrance hallway, guest cloakroom, living room enjoying the warmth of a log burner, fabulous kitchen/dining room with exposed beams flowing to a snug also with an attractive fireplace and a study/boot room. Upstairs you will find the shower room and four generous bedrooms, three of which are double in size and the main bedroom with sumptuous ensuite. The driveway is accessed via electric gates with private parking for several cars, the manicured gardens are beautifully kept enjoying a good degree of privacy. Barton Hall, Wicksteed Park, and lovely walks are moments away.

Living Room - 4.6m x 3.38m (15'1" x 11'1")

Study - 2.72m x 1.8m (8'11" x 5'11")

Living Room - 4.65m x 4.6m (15'3" x 15'1")

Kitchen/Dining Room - 7.21m x 3.07m (23'8" x 10'1")

WC - 1.85m x 0.99m (6'1" x 3'3")

Bedroom One - 5.23m x 3.68m (17'2" x 12'1")

Ensuite - 3.23m x 3.18m (10'7" x 10'5")

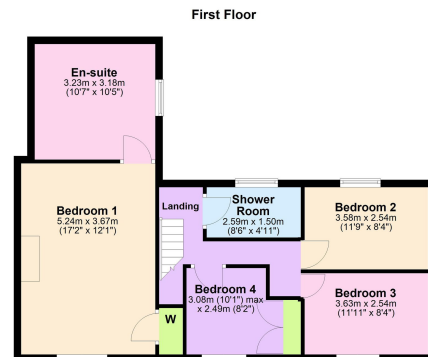
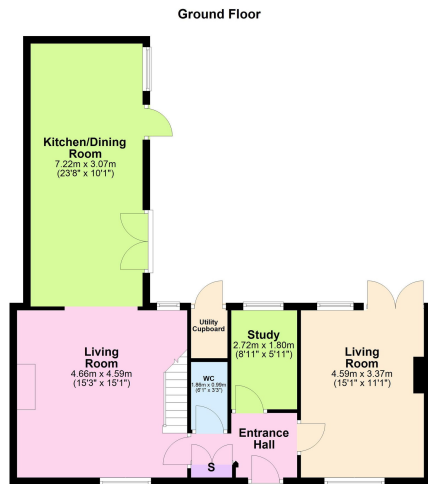
Bedroom Two - 3.58m x 2.54m (11'9" x 8'4")

Bedroom Three - 3.63m x 2.54m (11'11" x 8'4")

Bedroom Four - 3.07m x 2.49m (10'1" x 8'2")

Shower Room - 2.59m x 1.5m (8'6" x 4'11")





- Outstanding Quality of Finish
- Beautiful Gardens
- Off Road Parking
- EPC RATING: D
- Four Bedrooms
- En-Suite
- Highly Sought After Location
- COUNCIL TAX: D



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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