



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Manor Road, Barton Seagrave, NN15

"In Good Taste"

4 3 3



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Creative style and good taste have created the inspirational interior of this fabulous family home, the classical design of the Redrow Heritage design is fused with an elegant, contemporary interior. The generous entrance hall offers plenty of storage space the striking stairway leads to upstairs, there is a guest cloakroom, Living room with limestone style fireplace enjoying the glow of an electric fire. The extensive Kitchen/Dining/Family room is a wonderful social space, the kitchen with a range of integrated appliances and central island with breakfast bar topped with granite worksurfaces, the dining area is perfect for formal gatherings and the family room great for relaxing , both with bi-folding doors to the garden. Upstairs the generous landing is flooded with light and leads to a stunning principal bathroom with bath and wet room shower, the four bedrooms are double sized, the main bedroom amplified in scale by a bay window with adjoining dressing room and en suite, the guest bedroom also with en suite. Outside the fore garden is enclosed by manicured hedging, a private driveway offers parking for two/three cars which leads to a double garage with an electric door, a further driveway offers an additional space and the private rear garden is landscaped with strategically positioned plantings. Barton Hall/Vines Brasserie and Wicksteed Park are a short walk away, whilst Kettering town centre and mainline railway are within easy reach by car. A simply gorgeous home!

Kitchen - 4.19m x 4.78m (13'9" x 15'8")

Dining Room - 3.81m x 3.48m (12'6" x 11'5")

Living Room - 5.03m x 3.89m (16'6" x 12'9")

Snug - 3.28m x 3.4m (10'9" x 11'2")

Utility - 1.63m x 3.51m (5'4" x 11'6")

Garage - 4.8m x 5.49m (15'9" x 18'0")

Bedroom 1 - 3.76m x 3.94m (12'4" x 12'11")

Ensuite - 2.13m x 2.39m (7'0" x 7'10")

Bedroom 2 - 3.71m x 3.38m (12'2" x 11'1")

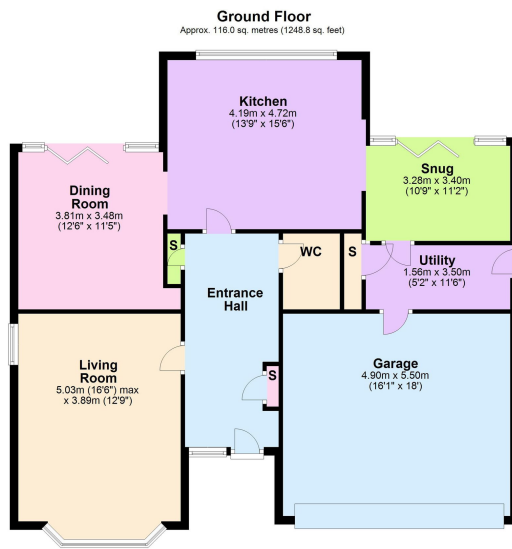
Ensuite - 2.57m x 1.85m (8'5" x 6'1")

Bedroom 3 - 4.44m x 3.68m (14'7" x 12'1")

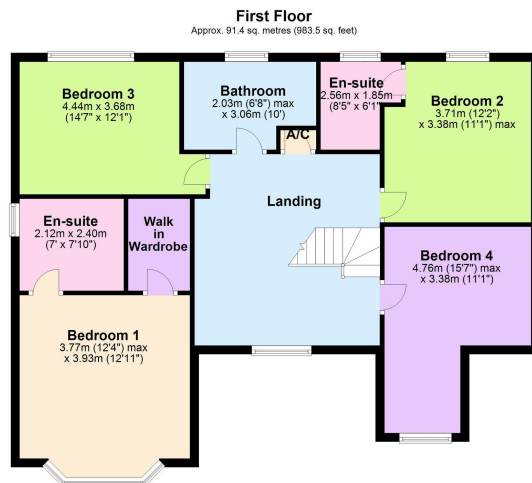
Bedroom 4 - 4.75m x 3.38m (15'7" x 11'1")

Bathroom - 2.03m x 3.05m (6'8" x 10'0")





Total area: approx. 207.4 sq. metres (2232.3 sq. feet)



- Gas Central Heating
- UPVC Double Glazing
- Built By Redrow
- Four Bed Detached
- Upgraded Interior
- Generous proportions
- COUNCIL TAX: D
- EPC RATING: PENDING



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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