



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Abington Street, Barton Seagrave NN15

"Modern Family Living"

 4  2  2



"Modern Family Living"

This fabulous, modern semi-detached home is situated within this desirable development with a lovely open aspect to the front. The interior is thoughtfully designed with a versatile floorplan which includes an entrance hall, guest cloakroom, free flowing, social Kitchen/Dining room, and a study/ optional bedroom four. The living room commands an elevated position on the first floor, ideal for admiring the outlook ,there is a double bedroom with ensuite, and two further bedrooms on the second floor as well as principal bathroom. Outside the driveway provides off road parking for two cars and the rear garden is low-maintenance. Schooling, walks, Wicksteed Park and Barton hall are all within easy reach. A great home and setting.

Kitchen/Dining/Family Room - 6.1m x 3.86m (20'0" x 12'8")

Bedroom Four/Study - 2.72m x 1.83m (8'11" x 6'0")

Living Room - 3.73m x 3.58m (12'3" x 11'8")

Bedroom One - 3.86m x 3.05m (12'8" x 10'0")

Ensuite - 2.16m x 1.55m (7'1" x 5'1")

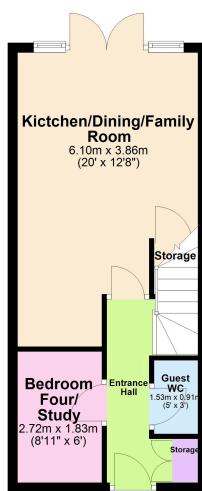
Bedroom Two - 3.89m x 3.3m (12'9" x 10'10")

Bedroom Three - 3.89m x 3.51m (12'9" x 11'6")

Bathroom - 1.91m x 1.78m (6'3" x 5'10")



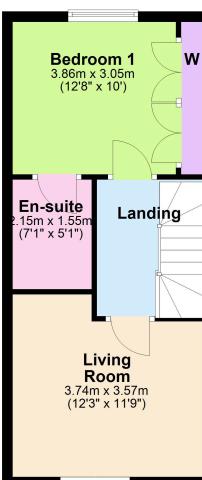
Ground Floor
Approx. 32.9 sq. metres (354.2 sq. feet)



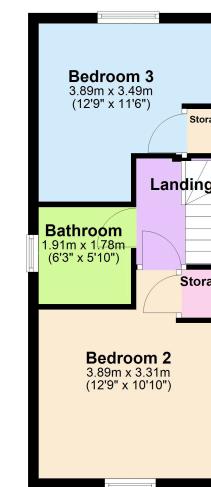
Total area: approx. 102.1 sq. metres (1098.9 sq. feet)

- Semi Detached
- Three/ Four Bedrooms
- Large Kitchen/Dining Space
- Views over Green Space
- Desirable Estate
- Parking for two cars
- EPC RATING: B
- COUNCIL TAX: D

First Floor
Approx. 35.5 sq. metres (382.3 sq. feet)



Second Floor
Approx. 33.7 sq. metres (362.4 sq. feet)



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

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.

