



Barton Road, Barton Seagrave Kettering **Freehold** £600,000

**Pattison
Lane**

Key Features

 5  3  C  F

- Detached Executive Home
- Five Bedrooms
- Two Bedrooms with En Suite
- Garden Room
- Lounge and Dining Room

Nestled behind private timber gates on the prestigious and highly coveted Barton Road, this substantial five-bedroom detached residence represents a premier opportunity. Perfectly positioned on an expansive plot, this executive home is a true blank canvas, offering a rare chance to modernize and bespoke a significant property to your own exacting standards.

First Impressions

The property makes an immediate impact with its broad frontage, featuring an extensive block-paved driveway that provides ample parking for multiple vehicles and leads to the integral double garage. The attractive brick façade is accented by a distinctive arched window, hinting at the architectural character found within.

Ground Floor: Space & Flow

The internal layout is impressively proportioned, offering a versatile footprint for family life:

" Grand Entrance: A welcoming entrance hall creates a sense of occasion from the moment you step inside, providing access to the guest WC.



" Reception Rooms: A sprawling, dual-aspect lounge spans the full depth of the house, flowing into a light-filled garden room with views over the grounds. A separate, formal dining room offers the perfect space for entertaining.

" The Kitchen & Utility: The kitchen features a classic Aga-style cooker, providing a warm, traditional feel, and leads into a practical separate utility room with external access.

The First Floor

The sense of space continues upstairs, centered around a stunning galleried landing bathed in natural light from the feature arched window.

" Principal Suite: A massive master bedroom boasting a dedicated walk-in wardrobe and a spacious en-suite.

" Guest Suite: A second generous bedroom also features its own private en-suite.

" Further Bedrooms: Three additional well-proportioned bedrooms ensure plenty of space for a growing family or a generous home office.

Grounds of Distinction

The rear garden is a standout feature of the property. Exceptionally large and predominantly laid to lawn, it offers a high degree of privacy with mature trees and timber fencing. The space includes a paved patio area-ideal for al fresco dining-and a sheltered timber pergola, providing a fantastic foundation for a landscaped paradise.

Agent's Note: Located on one of the town's most desirable roads, this property is ideally suited for those looking to add significant value through modernization. Offered with No Upward Chain.

Entrance Hall

Cloakroom



GROUND FLOOR

1ST FLOOR



Lounge 11'9 x 23'4 plus bay (3.58m x 7.11m)

Garden Room 9'1 x 6'8 (2.76m x 2.03m)

Dining Room 12'2 x 11'6 (3.70m x 3.50m)

Kitchen 11'6 x 12'1 max (3.50m x 3.68m)

Utility 7'7 x 8'7 (2.31m x 2.61m)

First Floor

Bedroom One 10'8 plus recess x 15'2 plus bays (3.25m x 4.62m)

En Suite

Bedroom Two 11'2 x 12' plus wardrobes (3.40m x 3.65m)

En Suite

Bedroom Three 9' plus wardrobes x 11'11 (2.74m x 3.63m)

Bedroom Four 8'5 plus wardrobes x 12'5 (2.56m x 3.78m)

Bedroom Five 8'4 x 8'5 (2.54m x 2.56m)

Bathroom

Outside

Gated Driveway & Double Garage

Gardens

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