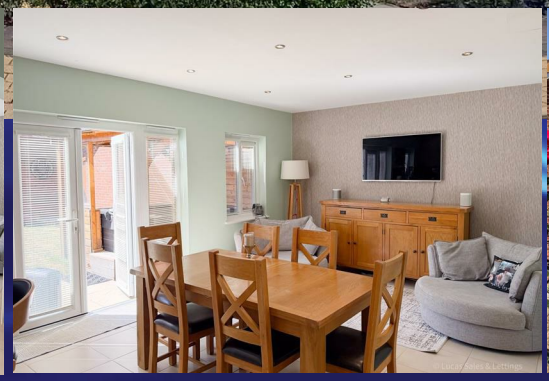
7 Park View, Barton Seagrave, NN15 6WP Offers Over £425,000









A beautifully presented four-bedroom detached house, built by Redrow Homes and occupied from new by the present owners since 2015. Set on an enviable corner plot, the property enjoys a south-facing walled rear garden and an open outlook to the front across cultivated allotments. It is situated in a highly sought-after residential area, convenient for Wicksteed Park, local open spaces, schools and other amenities.

Designed for modern family living, this delightful home offers a practical and spacious layout. At the heart of the property is a large, full-width family dining kitchen with space for working and sitting, overlooking the rear garden. The ground floor also includes a spacious entrance hall, cloakroom, useful utility room and a well-proportioned living room with a large window overlooking the allotments on the opposite side of the road.

On the first floor are four bedrooms, two with fitted wardrobes, together with an en suite shower room and family bathroom. The property also benefits from gas central heating and PVC double glazing.

Outside, there is a brick-built garage with light and power, along with a driveway providing parking for two cars. Viewing is recommended to fully appreciate the spacious layout, corner-plot position, south-facing garden and delightful setting of this exceptional family home – it really is a must-see.

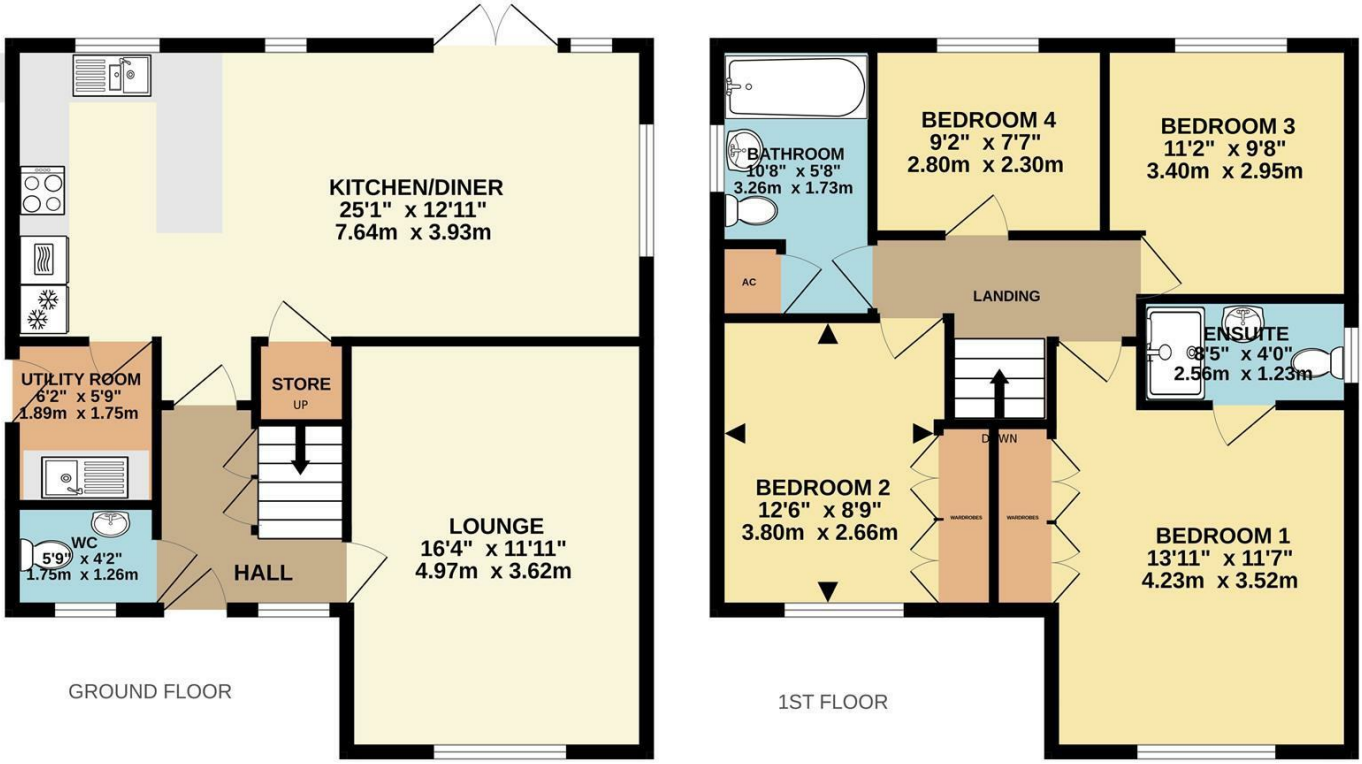
Tenure: Freehold
Energy Rating: B
Council Tax Band: E

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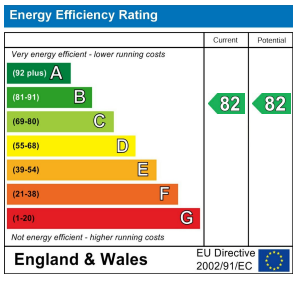






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Spacious 4 Bedroom detached Redrow home close to Wicksteed Park**
- **Beautifully presented, practical layout, corner plot, south facing, not overlooked at the front**
- **Kitchen includes mostly Seimens appliances, fridge freezer, oven, microwave, induction hob, cooker hood. Dishwasher**
- **Gas central heating, PVC double glazing. Beautifully presented throughout**
- **Parking 11.9m x 3m suitable for 2 cars, brick garage with power and pitched roof 6.4m x 2.89m**
- **Located a stones throw from open spaces and public footpaths leading to the park and church**











2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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