

# HENDERSON CONNELLAN

ESTATE AGENTS



Gotch Close, Barton Seagrave, Kettering, NN15

"Family Haven With Expansive Gardens"

## "Family Haven With Expansive Gardens"

This spacious and well-presented home, featuring gas central heating and UPVC double-glazed windows, offers comfortable family living with an outstanding rear garden, conveniently situated in Barton Seagrave. The thoughtfully designed interior includes an entrance hallway leading to the first floor, a versatile kitchen/dining/family room with integrated appliances and oak worktops, and a bright conservatory that offers additional flexible living space overlooking the gardens. A good-sized living room provides a relaxing area, or could be used as a formal dining space if desired. Upstairs, you'll find three bedrooms, two of which are generous doubles, with the master bedroom benefiting from a charming bay window. The contemporary bathroom suite completes the upper level. Outside, a driveway provides convenient parking in front of the detached single garage complete with additional workshop/storage. The rear garden is a truly excellent size, offering a perfect outdoor space for activities and relaxation. Patio seating areas are ideally positioned adjacent to a neatly laid lawn, all encased by maturely planted borders, creating a vibrant and private setting.

**Living Room** - 4.98m x 3.61m (16'4" x 11'10")

**Kitchen/Dining/Family Room** - 7.39m x 3.51m (24'3" x 11'6")

**Conservatory** - 2.9m x 2.87m (9'6" x 9'5")

**Bedroom One** - 3.53m x 3.53m (11'7" x 11'7")

**Bedroom Two** - 3.76m x 3.53m (12'4" x 11'7")

**Bedroom Three** - 2.62m x 2.29m (8'7" x 7'6")

**Bathroom** - 2.18m x 1.93m (7'2" x 6'4")

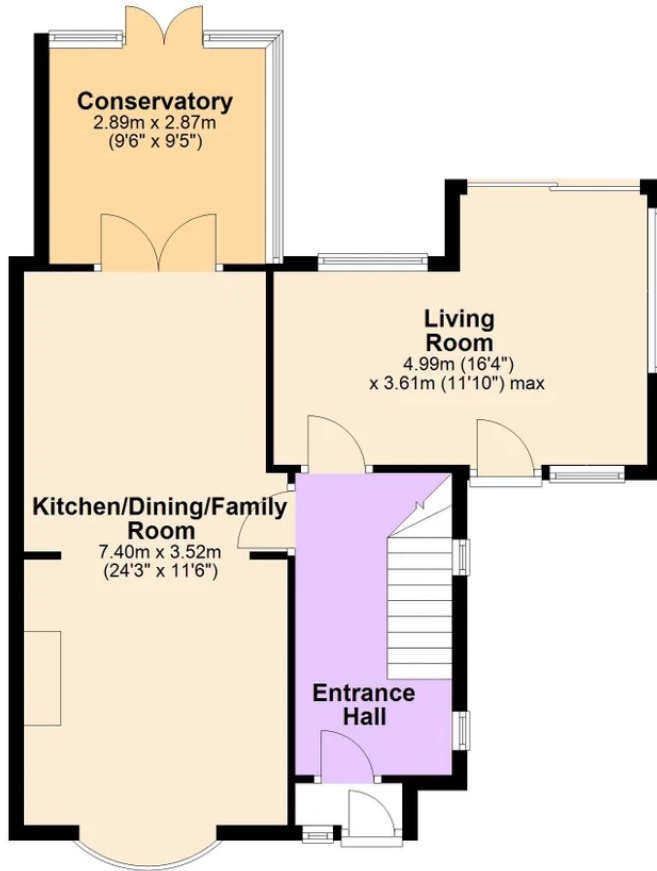
- Spacious and well-presented
- Semi-Detached
- Outstanding Gardens
- Three Bedrooms
- Open Plan Kitchen/Dining room
- Off Road Parking
- Garage
- EPC RATING: PENDING
- Tenure Freehold





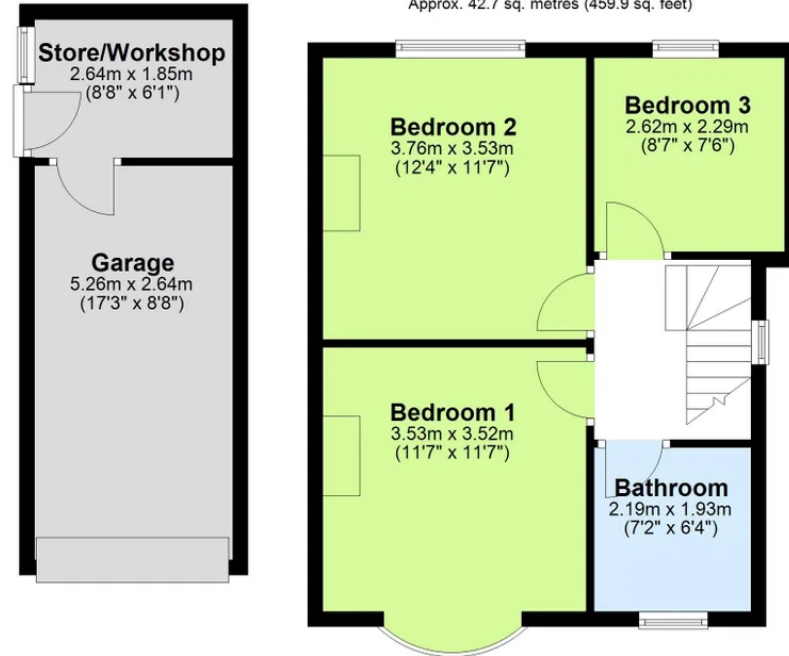
### Ground Floor

Approx. 65.8 sq. metres (708.7 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 108.6 sq. metres (1168.7 sq. feet)