54 Polwell Lane
Barton Seagrave
Kettering
NN15 6UB

£350,000

OSCAR JAMES

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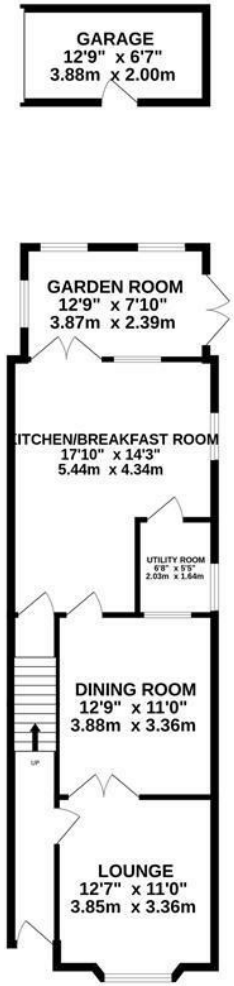
FLOOR PLANS

GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.

TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.

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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AT A GLANCE...

- Four reception rooms
- Open plan, modern kitchen/breakfast room
- Three bedrooms
- Upstairs bathroom
- Sunny rear garden and additional land to the rear of this too!
- Single garage and a driveway for further off road parking

WHAT'S GREAT?

Situated in the popular village of Barton Seagrave, this impressive three bedroom semi-detached home has been lovingly owned by the same family for approximately 40 years and has been substantially extended over the years to create a generous and versatile home.

The property offers four reception rooms which include a bayfront lounge, dining room, an open plan kitchen/breakfast room and a beautiful garden room over looking the rear. The receptions provide an excellent amount of living space, all versatile and therefore the home is ideal for growing families and those who enjoy entertaining. Being light and airy throughout the home is inviting and occupies and envious plot. A useful utility room concludes the ground floor.

Upstairs, expect to find three well-proportioned bedrooms, two with built in storage and a refitted, modern family bathroom.

One of the property's most unique features is the additional garden/land to the rear.

Alongside the sunny rear garden, this additional space offers enormous potential for families looking for somewhere to enjoy outdoor life, or those with green fingers wanting room for gardening, growing or simply creating their own private retreat. This is a particularly unusual benefit and adds a real sense of space and serenity to the property.

Externally, the home also benefits from a single garage and driveway providing further off-road parking.

Having been a much-loved family home for four decades, the property now presents an exciting opportunity for a new owner to make their own mark while enjoying the generous accommodation, popular location and exceptional additional garden space.

Call sole selling agents Oscar James to arrange your viewing appointment!

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SELLER'S SECRET

We have adored living here. Our home has adapted throughout the years and we've seen our family grown here. We particularly love the garden and it'll be a wrench to leave. However, we have decided to downsize as we no longer need the space, otherwise we'd stay!

Why we like it....

LOCATION LOCATION LOCATION! Within walking distance of both schooling, local shops, transport and Wicksteed Park this home is in a desirable spot and high interest is anticipated!

To buy or not to buy....

OSCAR JAMES

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