

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£800,000

Barton Road

Kettering, NN15 6RZ

PROPERTY SUMMARY

The moment you pass through the private gated entrance, you'll understand why this house stands apart from the market, forming part of a select collection of executive homes in one of Barton Seagrave's most exclusive settings. Built by a reputable local developer, this impressive luxury three-storey home offers substantial, versatile accommodation that suits modern family life, entertaining and home working, while also benefiting from off-road parking to the front and a standout private garden to the rear. The ground floor provides a strong balance of reception space, with a separate living room for quieter evenings and a superb open-plan kitchen/dining room that creates the main hub of the home, ideal for hosting and day-to-day family living, supported by a utility room and a convenient ground floor WC. A further family room adds flexibility, whether you need a playroom, snug or additional workspace, while the overall layout flows well and makes excellent use of the home's footprint. Across the upper floors, the bedroom accommodation is arranged to offer genuine flexibility, with multiple double bedrooms, en-suite facilities and a principal suite that includes a dressing room, creating a premium feel that matches the home's executive positioning. The top floor provides two further bedrooms and a shower room, making it ideal for older children, guests, or those wanting a dedicated level away from the main bedroom accommodation. Outside, the rear garden is a key feature large, private and designed for both relaxation and entertaining, with an impressive composite outbuilding and a dedicated relaxation area that adds real lifestyle value and creates options for a home office, gym space or garden room use. The location also adds to the appeal, with the new David Lloyd gym and health facilities just a short walk away, representing a major upgrade to the area and a huge benefit for buyers who value fitness and leisure on their doorstep

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LOCAL AUTHORITY

NNC

TENURE

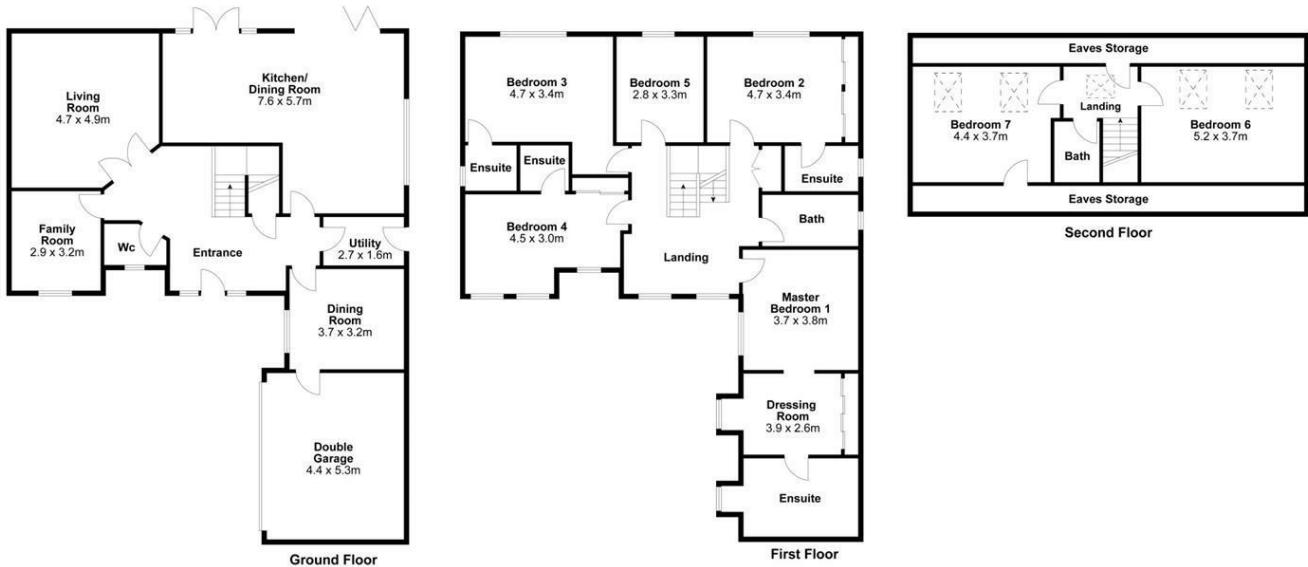
Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only



Internal Area Approx. : 326m²

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For identification only not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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