



159 Barton Road  
Kettering, NN15 6RT



**Simpson & Partners**

Simpson and Partners are delighted to offer To Let this deceptively spacious three-bedroom bungalow that is ideally located in the Barton Seagrave area of Kettering, with excellent access to the A1, A14, M1 and M6. The property is located within easy reach of local amenities to include Hanwood Park, Hayfield Cross School, Barton Hall and Wicksteed Park. The property has a private drive to the rear with off road parking for multiple vehicles and is located within a development of two private executive properties. The bungalow offers well-proportioned accommodation throughout and has been designed to provide both comfort and flexibility for modern living.

The bungalow features three generously sized double bedrooms and a separate study. The fitted kitchen diner provides a practical yet sociable space for everyday use, while a separate store/utility area adds valuable additional storage and functionality. A modern family bathroom with walk-in shower completes the main facilities.

The property also benefits from an alarm system and has a variety of reception rooms, including a lounge, a separate dining room, a snug and a conservatory, ensuring ample space for relaxation and privacy. The property boasts open views across the mature gardens and lawned areas.

Externally there are mature manicured gardens to the front and rear. The outdoor space is maintained by a gardener which is included in the monthly rental, allowing tenants to enjoy the gardens without the need for upkeep. A regular window cleaner is also included in the monthly rental.

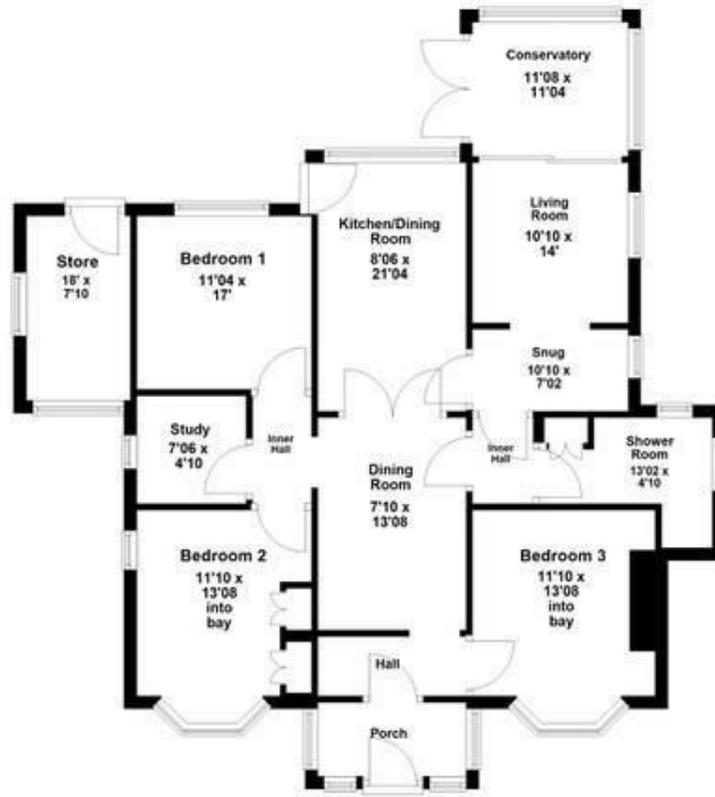
This attractive bungalow combines generous accommodation with a highly convenient location and is available to let immediately having recently been fully renovated. Early viewing is strongly recommended. Energy Rating C. Council Tax Band D.

£1,575 PCM

 3  1  3



### Ground Floor



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



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