



**HENDERSON
CONNELLAN**

ESTATE AGENTS

Roxton Close, Barton Seagrave NN15
Kettering

"Family Favourite"

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Set within the desirable location of Barton Seagrave and nestled away in a cul-de-sac, this impressive detached four-bedroom family home enjoys convenient access to schooling, shops, bus routes, and Wicksteed Park and offers well-balanced accommodation throughout. Along with gas central heating, UPVC double glazing, and solar panels with a 10KW battery. The ground floor features an entrance hall with understairs storage, a guest cloakroom, and a bright bay-fronted living room with multifuel burner opening through to the dining room and snug with doors onto the garden. In addition there is a fitted kitchen/breakfast room with breakfast bar, separate utility room, study with air conditioning and a laundry room. To the first floor are four double bedrooms, benefiting from air conditioning, three with built-in wardrobes, and a main bedroom with ensuite and also a well-appointed family bathroom. Externally, the property provides off-road parking for three vehicles to the front with an electric car charging point and a private rear garden with patio seating area, artificial lawn, established borders, and a brick-built shed, all enclosed by timber fencing. An exceptional home and setting!

- Detached Family Home
- Four Double Bedrooms
- Parking for Three Cars
- Set within a quiet Cul-De-Sac
- Gas Central Heating
- Air Conditioning
- Solar Panels with 10KW Battery
- UPVC Double Glazing
- EPC RATING: B
- COUNCIL TAX: E

Council Tax Band: E

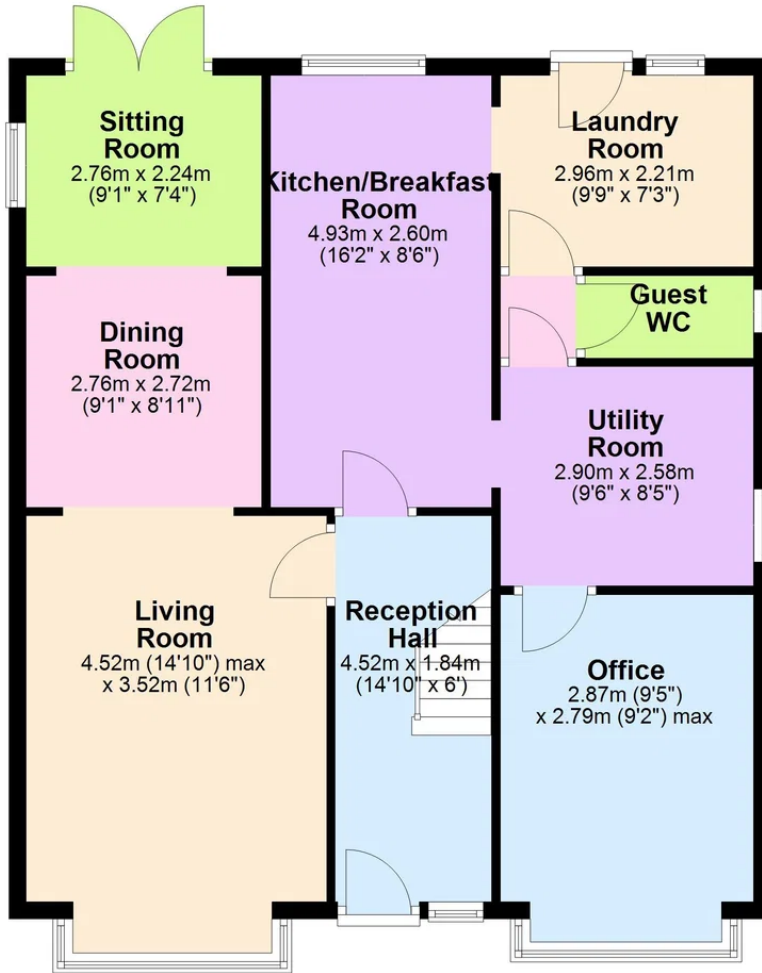
Tenure: Freehold





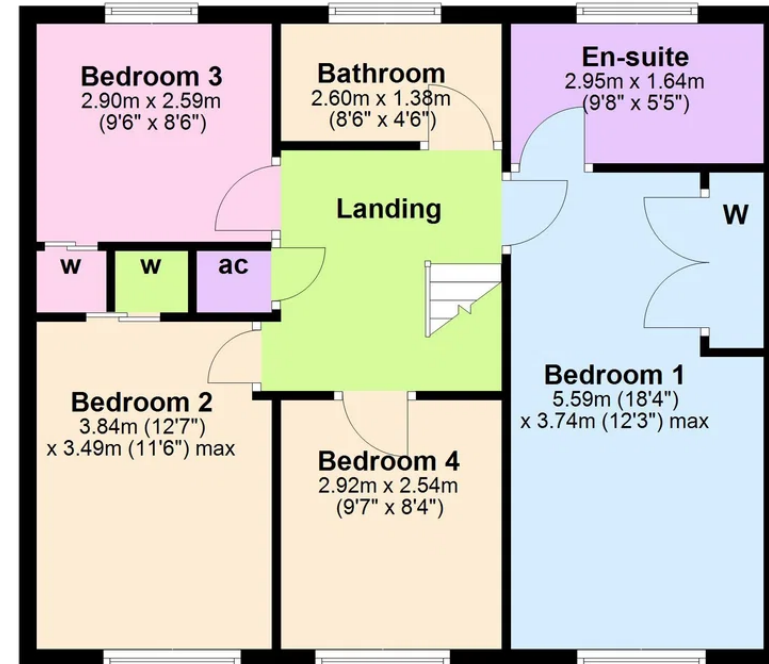
Ground Floor

Approx. 80.4 sq. metres (864.9 sq. feet)



First Floor

Approx. 64.3 sq. metres (691.8 sq. feet)



Total area: approx. 144.6 sq. metres (1556.7 sq. feet)

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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

