



Salen Close, Barton Seagrave, Kettering **Freehold** £425,000

**Pattison
Lane**

Key Features

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- Detached Family Home With Four Double Bedrooms
- Garage & Driveway
- Utility Room & Downstairs WC
- Two Reception Rooms
- Situated in a quiet close in a premier village location

The Ultimate Family Retreat in Barton Seagrave - Nestled in a quiet pocket of the prestigious Barton Seagrave village, this striking detached residence has been thoughtfully extended and modernised to meet the demands of contemporary family life.

Combining curb appeal with an expansive, light-filled interior, this is a home designed for both busy mornings and elegant evening entertaining.

Ground Floor: Designed for Connection
The heart of the home is a seamless flow of living spaces. The 17ft bay-fronted living room provides a sophisticated sanctuary, with internal doors leading into a substantial 16ft dining room. This versatile layout allows you to close off the space for cozy movie nights or open it up for large family gatherings.



The 13ft kitchen / breakfast room is a chef's delight, featuring integrated appliances and ample space for casual dining. Practicality hasn't been overlooked, with a dedicated utility room and a guest cloakroom keeping the "business" of the house tucked away.

First Floor: Space for Everyone

Upstairs, the sense of space continues with four well-proportioned double bedrooms.

- The Master Suite: A peaceful retreat featuring a private en-suite shower room.

- Family Comfort: The remaining three bedrooms are served by a stunning, oversized four-piece family bathroom, complete with both a bath and a separate shower cubicle.

Outdoor Living & Parking

The exterior is as well-maintained as the interior. The rear garden has been professionally landscaped for low-maintenance enjoyment-perfect for summer BBQs without the weekend-long chores. To the front, the property boasts a generous driveway with off-road parking for multiple vehicles leading to an integral garage.

Why Barton Seagrave?

Barton Seagrave remains one of Kettering's most desirable postcodes, offering excellent school catchments, easy access to Wicksteed Park, and superb commuter links via the A14 and Kettering mainline station (London St Pancras in under an hour).

Viewing is essential to appreciate the sheer scale and quality of this superb family home.



GROUND FLOOR

1ST FLOOR



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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The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

DINING ROOM 16'9 into bay x 11'2 max (5.10m x 3.40m)

LOUNGE 16' x 13'5 (4.87m x 4.08m)

KITCHEN 13'5 x 10'6 (4.08m x 3.20m)

UTILITY ROOM 7'1 x 8'9 (2.15m x 2.66m)

FIRST FLOOR LANDING

BEDROOM ONE 10'3 x 10'5 (3.12m x 3.17m)

EN SUITE

BEDROOM TWO 10' x 9'4 (3.04m x 2.84m)

BEDROOM THREE 10'7 x 8'8 (3.22m x 2.64m)

BEDROOM FOUR 10'7 x 8'8 (3.22m x 2.64m)

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

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 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



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