



16 Rufford Close
Barton Seagrave, NN15 6RF



Simpson & Partners

Located in a peaceful cul-de-sac within the ever-popular village of Barton Seagrave, this mature three bedroom semi-detached property is a wonderful opportunity for families and first-time buyers alike. Offered with no onward chain, the home combines characterful living space with practical extras including off-road parking, a carport and a single garage currently used as a store.

The location could hardly be more convenient for family life. Both Barton Seagrave Primary School and Latimer Arts College are within comfortable walking distance, making the school run a breeze, while Kettering town centre is just a short drive away for shopping, dining, leisure and excellent transport links.

Step inside and you are greeted by a welcoming entrance hall. The kitchen is well-appointed with a range of built-in and integrated appliances, offering a stylish and functional space for everyday cooking. The living room is a real highlight, finished with beautiful Oak flooring that flows seamlessly throughout the living room and dining room. Elegant folding doors open into the separate dining room, creating a superb sense of flow and flexibility – perfect for entertaining guests or enjoying relaxed family meals. From here, the space extends further into a bright conservatory, again laid with oak flooring, providing a delightful spot to sit back and enjoy views of the garden all year round.

Upstairs, the first floor offers three bedrooms, a three piece bathroom suite with a separate continental style shower with soakaway, and the added convenience of a separate WC.

Outside, the property continues to impress. The Westerly facing rear garden is perfectly positioned to capture the afternoon and evening sun, offering a lovely private space for outdoor dining, gardening or simply unwinding after a long day. To the front, the driveway provides off-road parking and leads to the carport, this provides access through to the single garage currently used for storage.

Price £279,995



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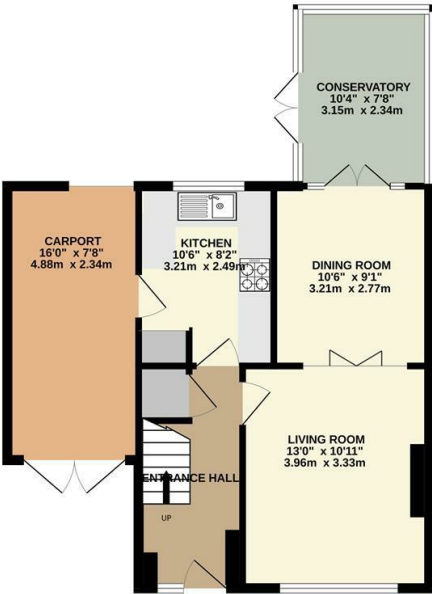
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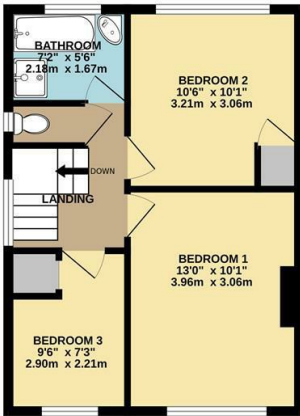
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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