

HENDERSON CONNELLAN

ESTATE AGENTS



Warkton Lane, Barton Seagrave NN15

"A Mediterranean Masterpiece"

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Enjoying the magnificent villa style architecture, this wonderful extended home occupies an enviable position on the very desirable Warkton Lane. This represents a very rare opportunity, these unique homes very seldom come to market and this home is exceptional inside and out. Double electric gates are flanked by red brick pillars leading a quadrant with parking for four cars as well as two separate single garages, one of which is oversized with electric sectional door perfect for large a car, the rear garden enjoys a mature feel with extensive patio and an established Eucalyptus tree providing a focal point. The stunning interior features an entrance hall, the living room has a striking minster fireplace and the warmth of a multi fuel burner, the snug is a versatile space, the study perfect for those working from home. The kitchen/dining/family room has designer units, Quartz worksurfaces with central island and the convenience of a boiling water tap, the dining/family room is great for social gatherings, with bi-folding doors ideal for those warm summer days and enjoying the garden, a utility and guest cloakroom add to the practicality. Upstairs the light filled landing leads to a stunning principal bathroom and four bedrooms, three of which are double sized, the main bedroom with a walk in dressing room and ensuite. Gas central heating and UPVC double glazing complete the inside.

Living Room - 7.01m x 3.78m (23'0" x 12'5")

Kitchen/Dining/Family Room - 7.77m x 5.38m (25'6" x 17'8")

Study - 3.94m x 2.36m (12'11" x 7'9")

Snug - 3.99m x 5.94m (13'1" x 19'6")

Utility Room - 3.48m x 1.5m (11'5" x 4'11")

WC - 1.8m x 1.5m (5'11" x 4'11")

Bedroom One - 5.41m x 4.27m (17'9" x 14'0")

Ensuite - 2.36m x 2.11m (7'9" x 6'11")

Dressing Room - 2.92m x 1.27m (9'7" x 4'2")

Bedroom Two - 3.86m x 3.66m (12'8" x 12'0")

Bedroom Three - 3.53m x 3.17m (11'7" x 10'5")

Bedroom Four - 2.72m x 2.11m (8'11" x 6'11")

Bathroom - 4.01m x 1.75m (13'2" x 5'9")

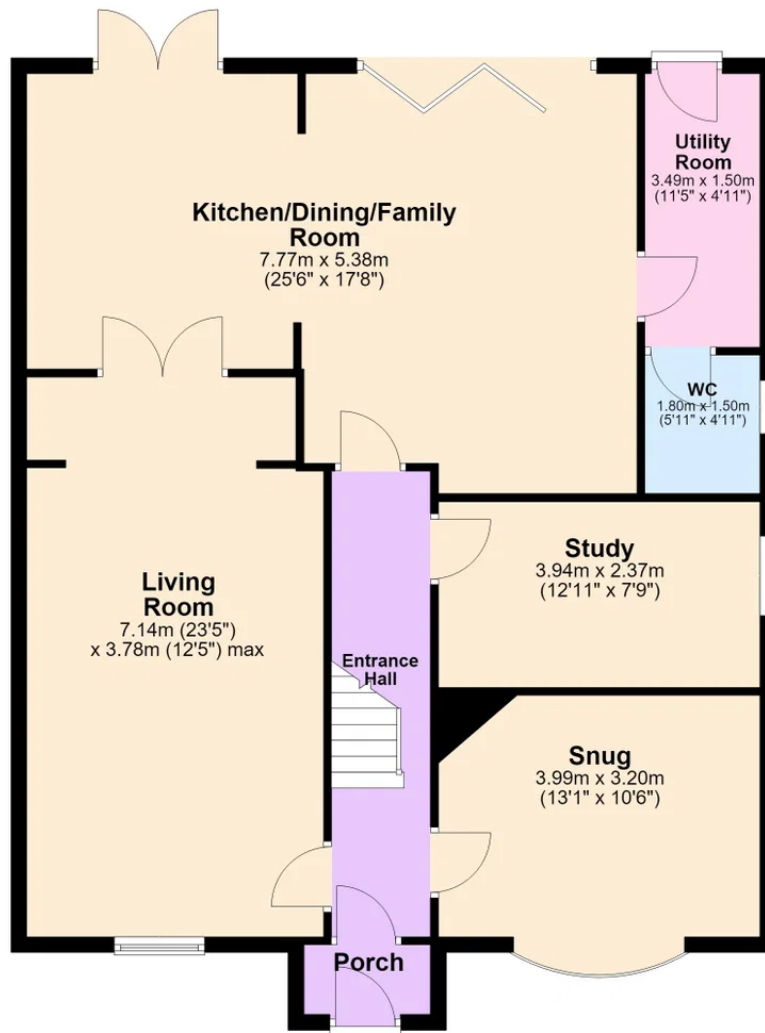
- Striking, Villa style architecture
- Living Room with minster fireplace and multi fuel burner
- Snug and separate Study
- Kitchen/Dining/Family Room with bi-fold doors to garden
- Four Bedrooms, the main Bedroom with Ensuite and Dressing Room
- EPC RATING: D
- COUNCIL TAX: E
- Tenure: Freehold





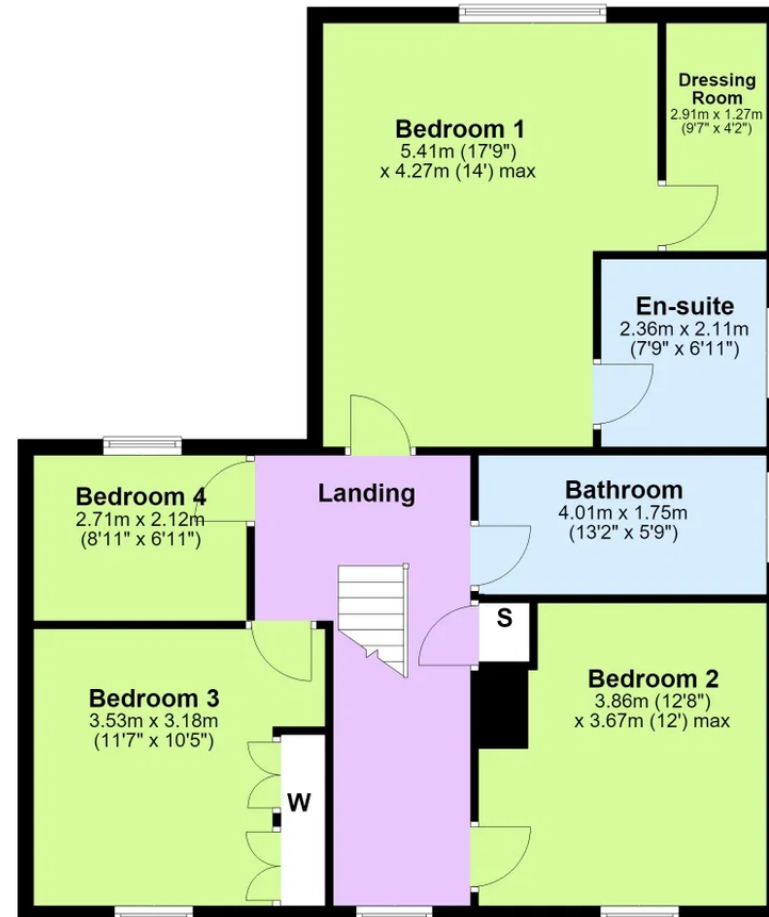
Ground Floor

Approx. 104.6 sq. metres (1126.4 sq. feet)



First Floor

Approx. 90.5 sq. metres (973.7 sq. feet)



Total area: approx. 195.1 sq. metres (2100.1 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.

