

# HENDERSON CONNELLAN

ESTATE AGENTS



Manor Road, Barton Seagrave, NN15

"A Walk in the Park".

"A Walk in the Park" ..this is what you could enjoy every day, with attractive walks and Wicksteed Park which is literally moments from this fabulous, detached family home – perfect for dog walks and relaxing summer evening strolls. The sensational interior offers a stylish, creative design and finish with generous, light filled rooms offering versatility for day-to-day living. The spacious reception hall has plenty of storage and a sweeping stairway, there is a guest cloakroom and the living room has a bay window and elegant fireplace. The designer kitchen has granite worksurfaces, central breakfast island and quality integrated appliances, flanked on one side by a dining room and the other with a family room/snug with media wall, both with bi-folding doors to the garden, there is also a utility room. Upstairs the feature, galleried landing leads to the principal bathroom and four double bedrooms, the principal and guest both with ensuite. The lovely plot has a deep frontage set behind manicured hedging, the double width drive leads to the double garage, there is an additional parking space and the lovely rear garden has been landscaped with strategically positioned plantings creating a mature, private feel. A sensational home and interior.

**Kitchen** - 4.19m x 4.78m (13'9" x 15'8")

**Dining Room** - 3.81m x 3.48m (12'6" x 11'5")

**Living Room** - 5.03m x 3.89m (16'6" x 12'9")

**Snug** - 3.28m x 3.4m (10'9" x 11'2")

**Utility** - 1.63m x 3.51m (5'4" x 11'6")

**Garage** - 4.8m x 5.49m (15'9" x 18'0")

**Bedroom 1** - 3.76m x 3.94m (12'4" x 12'11")

**Ensuite** - 2.13m x 2.39m (7'0" x 7'10")

**Bedroom 2** - 3.71m x 3.38m (12'2" x 11'1")

**Ensuite** - 2.57m x 1.85m (8'5" x 6'1")

**Bedroom 3** - 4.44m x 3.68m (14'7" x 12'1")

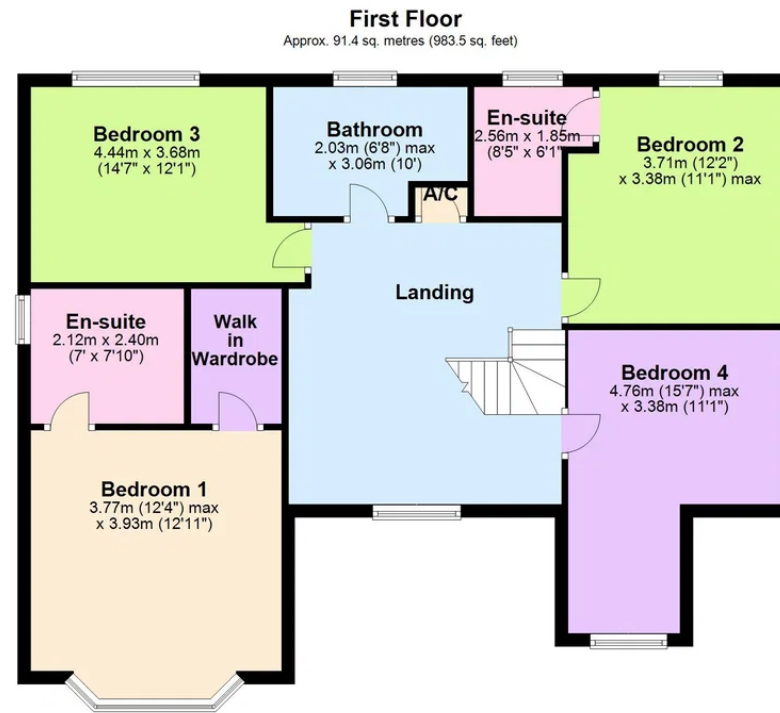
**Bedroom 4** - 4.75m x 3.38m (15'7" x 11'1")

**Bathroom** - 2.03m x 3.05m (6'8" x 10'0")

- Built By Redrow
- Four Bed Detached
- Upgraded Interior
- Generous proportions
- COUNCIL TAX: D
- EPC RATING: B
- Tenure: Freehold







Total area: approx. 211.4 sq. metres (2275.1 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.

