

HENDERSON CONNELLAN

ESTATE AGENTS



Manor Road, Barton Seagrave NN15

"Designed For Living"

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With a significant, versatile interior this fabulous, detached home built by Redrow occupies a lovely plot within this very desirable development. Schools, shops, Barton Hall and Wicksteed Park are all close by as well as lovely pathway walks within the development. The interior has a fusion of period and contemporary styling, the heritage design boasts tall ceilings, deep skirting boards with a high specification design and finish. The generous reception hall leads to guest cloakroom, palatial living room, fabulous free flowing kitchen/dining room with integrated appliances, utility room, and the versatility of a family room/snug. Upstairs the light filled landing leads to the principal bathroom and five double bedrooms, the main bedroom with deep bay and ensuite, the guest bedroom also with ensuite. A double width driveway provides parking for two cars with access to an integral double garage, the fore garden is laid to lawn and the rear garden is perfect for outdoor living. A home that has it all!

Living Room - 4.34m x 4.27m (14'3" x 14'0")

Snug - 4.37m x 3.73m (14'4" x 12'3")

Utility Room - 1.88m x 1.7m (6'2" x 5'7")

Guest WC - 1.7m x 1.22m (5'7" x 4'0")

Kitchen/Dining/Family Room - 6.71m x 4.14m (22'0" x 13'7")

Double Garage - 5.18m x 5.18m (17'0" x 17'0")

Bedroom One - 4.27m x 4.01m (14'0" x 13'2")

Ensuite - 2.84m x 1.93m (9'4" x 6'4")

Bedroom Two - 4.06m x 3.2m (13'4" x 10'6")

Ensuite Two - 1.93m x 1.65m (6'4" x 5'5")

Bedroom Three - 4.06m x 3.02m (13'4" x 9'11")

Bedroom Four - 3.78m x 2.13m (12'5" x 7'0")

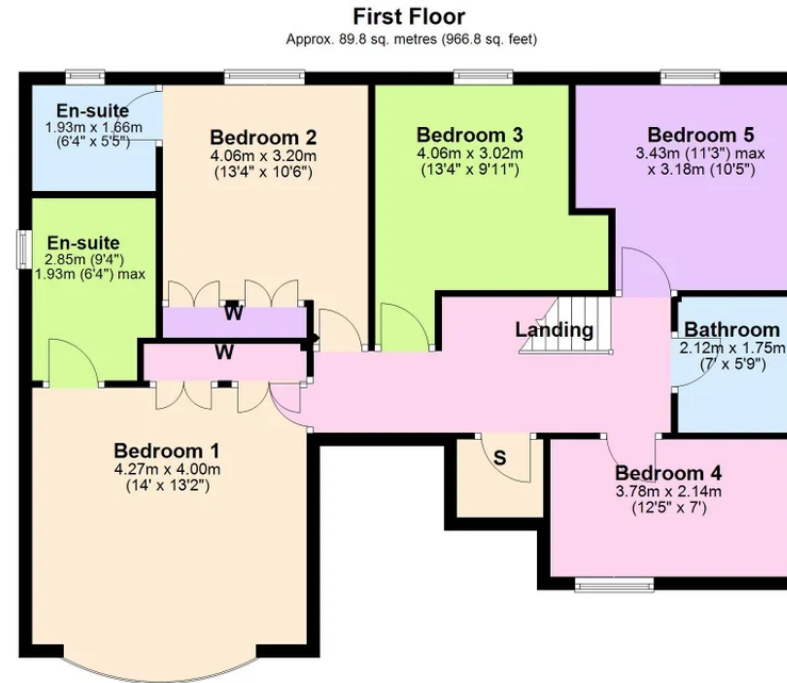
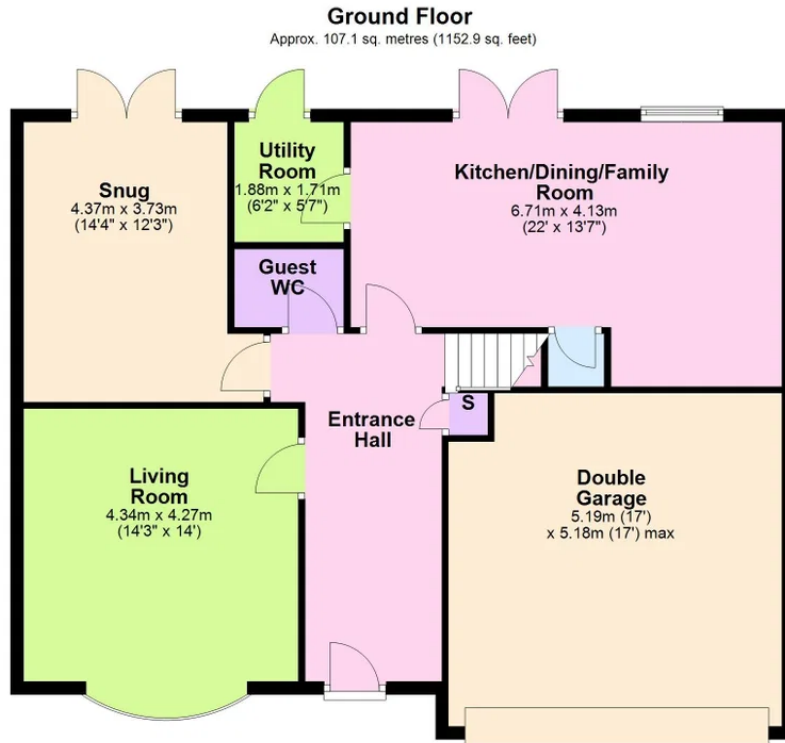
Bedroom Five - 3.43m x 3.17m (11'3" x 10'5")

Bathroom - 2.13m x 1.75m (7'0" x 5'9")

- Desirable Location
- Generous Five Bed Detached Home
- Estate Annual Charge Green Belt - £224.00
- Double Garage - Solar Panels
- EPC RATING: B
- COUNCIL TAX: F
- Tenure: Freehold







Total area: approx. 196.9 sq. metres (2119.7 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.

