



14. Grosvenor Way
Barton Seagrave, NN15 6TG



Simpson & Partners

Located in the popular village of Barton Seagrave stands this versatile three/four bedroom semi-detached bungalow, offering the perfect blend of comfort and convenience. The property showcases practical off road parking alongside a garage, making it ideal for families or those requiring additional space.

Step inside to discover a home enhanced with UPVC double glazing and gas radiator heating. The thoughtfully designed entrance hall leads to a utility cupboard and a modern fitted kitchen complete with high-quality built-in appliances. The impressive 21' living room serves as the heart of this home, featuring an elegant spiral staircase that ascends to the first floor.

The inner hall provides access to the bedroom one, a versatile dining room that could alternatively serve as an additional bedroom, and a stylish modern bathroom fitted with a sophisticated white three-piece suite. Upstairs, you'll find two further bedrooms, both with character-adding restricted head height and sharing a convenient jack'n'jill WC.

Outside, enjoy the well-maintained front garden and the low-maintenance rear outdoor space, perfect for relaxing or entertaining. With its practical off-road parking and garage, this property combines functionality with charm. An internal viewing is absolutely essential to truly appreciate this superb property and all it has to offer.

Council Tax Band C - Energy Rating D/67.

Offers In Excess Of £260,000



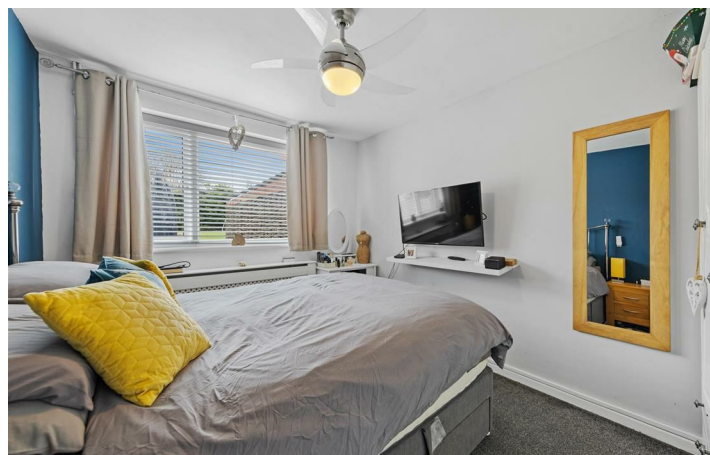
3



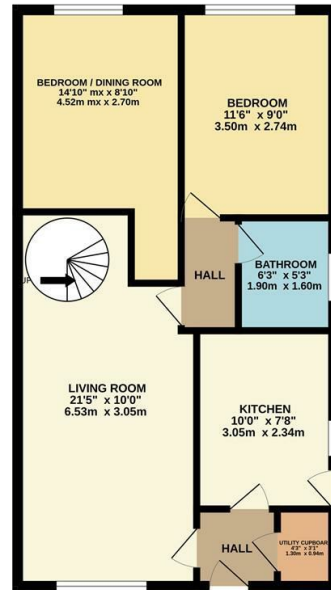
1



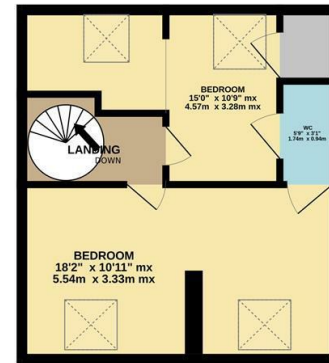
1



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Made with Metropix ©2020.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN