



HENDERSON CONNELLAN

ESTATE AGENTS

Barton Road, Barton Seagrave NN15 6RX
KETTERING

Guide Price
£425,000

"Hill Cottage"

This charming, detached cottage is situated a moments' walk from Wicksteed Park and Barton Hall and Brasserie, both great places to enjoy leisure time. Schools, bus routes and a wealth of amenities are within easy reach. Discreetly positioned, wrap around gardens and views over the conservation fields this lovely home has much to offer both inside this lovely home has much to offer both inside and out. Dating back to 1886, the character interior is extremely versatile with an entrance hall, guest cloakroom, kitchen/breakfast room with adjoining utility room. The living room has a feature fireplace and opens to the formal dining room, the snug has a fireplace, a cosy retreat and there is a study/bedroom four with en suite providing flexibility, upstairs the landing leads to a principal bathroom and there are three generous bedrooms. Gas central heating and UPVC double glazing complete the inside. The gardens are mature providing a secluded feel and a private driveway provides parking for two cars. A character home, in a very convenient setting.

Living/Dining Room - 7.21m x 3.63m (23'8" x 11'11")

Study - 3.4m x 3.4m (11'2" x 11'2")

Ensuite - 2.01m x 1.14m (6'7" x 3'9")

Snug - 3.48m x 3.48m (11'5" x 11'5")

Kitchen - 4.29m x 3.66m (14'1" x 12'0")

Utility Room - 2.92m x 0.94m (9'7" x 3'1")

WC - 1.22m x 0.91m (4'0" x 3'0")

Bedroom 1 - 3.68m x 3.68m (12'1" x 12'1")

Bedroom 2 - 3.48m x 3.25m (11'5" x 10'8")

Bedroom 3 - 3.53m x 3.45m (11'7" x 11'4")

Bathroom - 2.49m x 1.75m (8'2" x 5'9")

- UPVC Double Glazing
- Gas Central Heating
- Detached House
- Three/ Four Bedrooms
- Wrap-around Plot
- Off Road Parking
- Views over conservation fields
- Character Property
- EPC RATING: D
- COUNCIL TAX: D

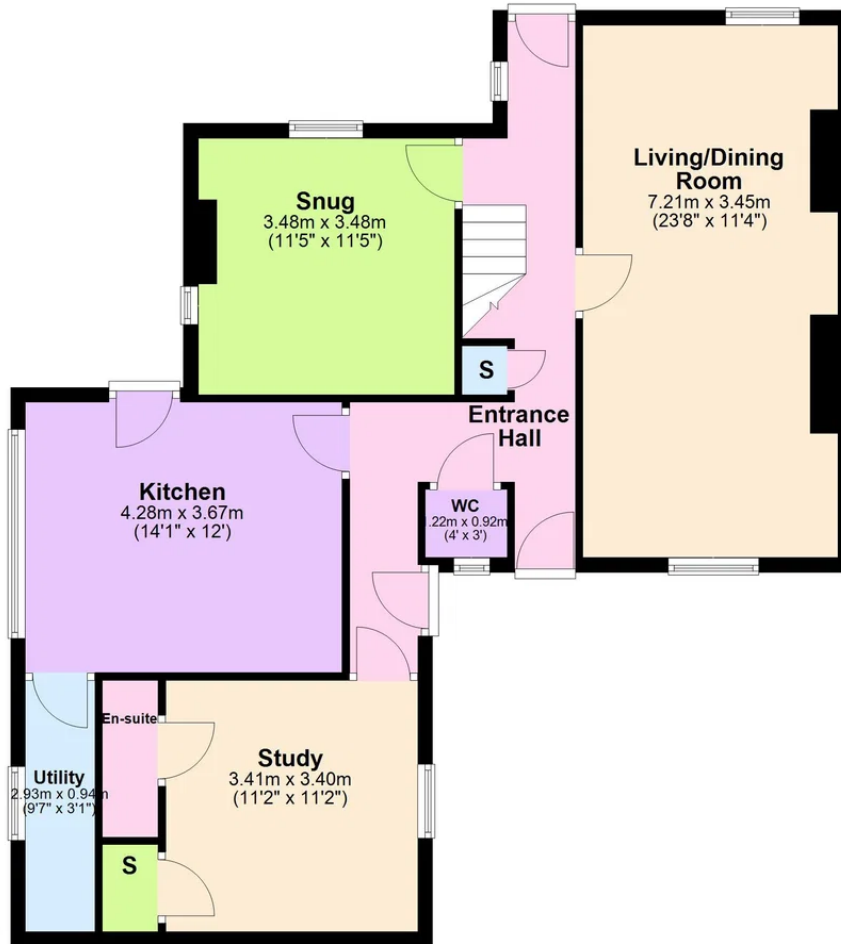
Council Tax Band: D

Tenure: Freehold

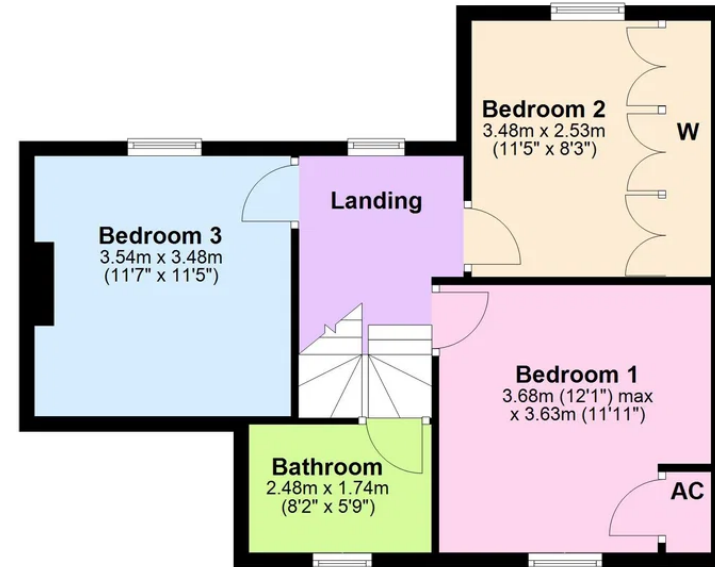




Ground Floor
Approx. 88.0 sq. metres (946.7 sq. feet)



First Floor
Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 137.8 sq. metres (1483.7 sq. feet)

Henderson Connellan Kettering office 01536 417888 ketteringsales@hendersonconnellan.co.uk



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.

