



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Warkton Lane, Barton Seagrave NN15

"A Most Desirable Address"

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This significant, extended detached residence occupies an impressive plot, discreetly positioned on Warkton Lane. The deep frontage features a private double width block paved driveway for four/six cars which extends to the double garage, the fore garden is attractively presented and the generous rear garden enjoys a mature, private feel. The well-presented interior benefits from gas central heating, security alarm system and UPVC double glazing to include an entrance hall, guest cloakroom, living room with contemporary electric fire and conservatory overlooking the garden.

The free flowing kitchen/dining/family room has Quartz worksurfaces and select integrated appliances, a great social space, there is also a separate utility room.

Upstairs the landing has access to the loft space with optional hobby area, there is a principal bathroom and separate shower room as well as five bedrooms, which does offer the option to use as a sumptuous master suite with double bedroom, dressing room and ensuite. Barton Hall and Vines Brasserie, Wicksteed Park and schooling are all within walking distance of this most sought after setting, the town centre and mainline railway are within easy reach.

Living Room - 6.63m x 3.45m (21'9" x 11'4")

Dining Room - 3.35m x 3.25m (11'0" x 10'8")

Kitchen/Breakfast Room - 7.19m x 3.63m (23'7" x 11'11")

Utility Room - 2.01m x 1.75m (6'7" x 5'9")

Conservatory - 3.76m x 3.53m (12'4" x 11'7")

Bedroom 1 - 5.51m x 4.09m (18'1" x 13'5")

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

Bedroom 3 - 3.25m x 3.15m (10'8" x 10'4")

Bedroom 4 - 3.48m x 2.74m (11'5" x 9'0")

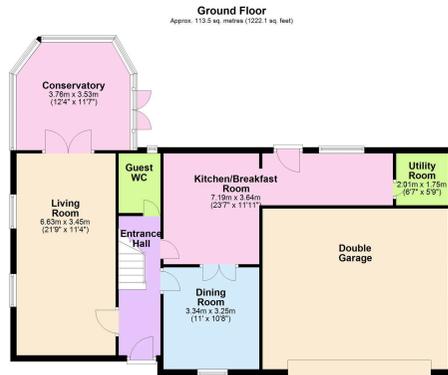
Bedroom 5 - 2.92m x 2.69m (9'7" x 8'10")

Bathroom - 2.72m x 1.68m (8'11" x 5'6")

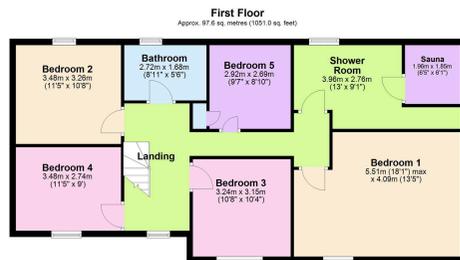
Shower Room - 3.96m x 2.77m (13'0" x 9'1")

Sauna - 1.96m x 1.85m (6'5" x 6'1")





Total area: approx. 211.2 sq. metres (2273.1 sq. feet)



- Gas Central Heating and UPVC Double Glazing
- Security Alarm System
- Living Room with contemporary electric fire
- Conservatory overlooking the Garden
- Free flowing Kitchen/Dining/Family Room with Granite worksurfaces
- Five Bedrooms, principal Bathroom and seperate Shower Room
- Private block paved driveway, double garage, front and rear gardens
- COUNCIL TAX: F
- EPC RATING: PENDING



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.

15-16 Market Place, Kettering, Northamptonshire, NN16 0AJ

