



**Connells**

Constable Drive  
Barton Seagrave Kettering



## Property Description

This beautifully presented detached property, located in the highly sought-after Barton Seagrave area, offers generous family living with an enclosed rear garden, an integrated garage, and a driveway providing ample parking for multiple vehicles. The ground floor features a welcoming hallway leading to a bright living room with dual-aspect light, a modern kitchen with plenty of worktop and storage space, and a spacious dining area ideal for family meals and entertaining. A convenient ground-floor WC and internal access to the integrated garage complete the downstairs layout.

Upstairs, the home includes three well-proportioned bedrooms. The primary bedroom benefits from its own en-suite, while the additional bedrooms are served by a contemporary family bathroom. A separate office provides an ideal space for remote working or study.

The enclosed rear garden offers a safe and private outdoor space for children and pets, while the generous driveway accommodates multiple vehicles comfortably.

## Ground Floor

### Entrance Hall

Entrance door and window to the front.

### Living Room

French patio doors and window to the rear, log burner with surround, coving, radiator, laminate flooring.

### Kitchen / Diner

Windows to the front, rear and side, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, cooker hood, splash backs, laminate flooring, radiator.

### Cloakroom

Window to the front, wash hand basin, low level WC.

## First Floor

### Landing

Airing cupboard.

### Bedroom One

Window to the front, built in wardrobes, radiator.

### Ensuite

Window to the side, walk in shower cubicle, wash hand basin, low level WC.

### Bedroom Two

Window to the front, radiator.

### Bedroom Three

Window to the rear, built in wardrobe, radiator.

### Study

Window to the rear, radiator.

### Bathroom

Window to the rear, bath with mixer tap and shower attachment, wash hand basin, low level WC.

## Externally

### Garage

Up and over door.

### Front Garden

Pedestrian pathway to entrance and leading to the rear garden, laid to lawn.

### Rear Garden

Fully enclosed with gated access, patio area, gravel area, laid to lawn.









**Ground Floor**



**First Floor**

Total floor area 121.8 m<sup>2</sup> (1,311 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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