



184 Polwell Lane

Barton Seagrave, Northamptonshire NN15 6UD



Simpson & Partners

Breaking all the rules of a conventional bungalow is this simply stunning, individually extended three double bedroom semi-detached property — a home that effortlessly combines character, contemporary luxury and thoughtful design at every turn. Beautifully positioned within the ever-popular and highly sought-after village of Barton Seagrave, this exceptional residence enjoys an enviable setting that perfectly balances peaceful village living with easy access to a wealth of local amenities. The home is just a short distance from Kettering's famous Wicksteed Park, one of the area's most beloved attractions, while the bustling town of Kettering itself is only a few minutes' drive away, offering excellent shopping, schooling, transport links and everyday conveniences.

From the moment you arrive, it is clear that this is no ordinary property. As you step through the entrance porch, you are immediately greeted by a truly breath taking 20' bay fronted dining hall that sets the tone for the rest of the home. This magnificent space boasts a vaulted ceiling, exposed beams and a exposed stone wall, all brought together in perfect harmony by a stunning multi fuel log burner that creates a wonderfully warm and inviting atmosphere. It is a room that instantly captures the imagination and showcases the individuality that runs throughout this remarkable home.

Flowing seamlessly from the dining hall is the open plan luxury fitted kitchen, designed to blend style with everyday practicality. Finished to an exceptionally high standard, the kitchen offers an impressive range of built in and integrated appliances, ensuring both convenience and a sleek, streamlined finish. Adding to the practicality is a useful utility cupboard, complete with plumbing for a washing machine.

Offers In Excess Of £385,000



3



2

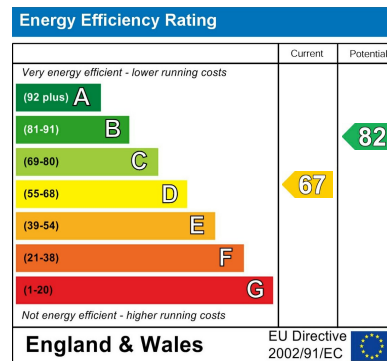


3





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 by 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 Metreplan (2006)



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