



Connells

Barton Road
Barton Seagrave Kettering

Barton Road Barton Seagrave Kettering NN15 6RT

for sale
£1,750,000



Property Description

Exceptional private gated 9-bedroom residence in one of Kettering's most desirable locations. Both modernised and thoughtfully extended, this home comprises of versatile living spaces creating a seamless blend of classic charm and contemporary living, delivering no end on privacy and luxury.

The right wing showcases a stunning open-plan kitchen/lounge complete with sleek kitchen island and integrated appliances. In keeping with comfort, you will find a breakfast nook situated in the hall, perfect for a relaxed morning coffee. Beyond this, an indoor swimming pool with added shower room for year-round enjoyment and ground floor ensuite bedroom/console room offering a fun and functional retreat for teens or guests. Centrally in the home, you will find access to the first floor, offering a Master suite with a Juliet balcony, highlighting serene views of the garden below, in addition to a luxurious ensuite and large walk-in wardrobe, and two further ensuite double rooms.

The left wing embraces a traditional charm, featuring a formal reception room that leads to a well-appointed butler's kitchen and separate utility. Two spacious en-suite bedrooms, with two further guest rooms served by a centrally positioned cloakroom. The first floor hosts a bonus bedroom/games room with separate bathroom.

The front is adorned with a sweeping driveway, ample parking and detached double garage, whilst the rear garden is a private peaceful retreat and extends to reveal an allotment area.

Kitchen/Lounge

32' 8" x 13' 10" (9.96m x 4.22m)

wood finish flooring, underfloor heating, a stylish log burner, and bi-fold doors opening to the garden. The kitchen boasts a central island with induction hob, integrated appliances including oven/grill, fridge/freezer, and wine fridge, plus generous worktop space and natural light from multiple windows. Spotlights and double doors with side windows complete the space.

Pool Room

32' x 13' 10" (9.75m x 4.22m)

stone-built indoor pool, underfloor heating, and its own boiler system. A dedicated pool shower room with WC, sink, and pump system access makes it effortlessly functional. Spotlights illuminate the entire space.

Shower Room

7' 9" x 4' 10" (2.36m x 1.47m)

Quartz tiles, shower, radiator, w/c & basin

Bedroom / Console Room

14' x 6' 9" (4.27m x 2.06m)

A flexible single bedroom with en-suite shower room, perfect for teens or guests. Includes window to rear, built-in storage under the stairs and modern spotlights throughout

Ensuite

Master Suite

20' 5" x 17' 6" (6.22m x 5.33m)

A luxurious retreat with wood finish flooring, Juliet balcony, en-suite with shower, w/c and hand basin. a spacious walk-in wardrobe with built-in rails, shelves, and its own skylight

Ensuite

Shower, basin and toilet, storage to back wall

Walk In Wardrobe

Bedroom 2

11' 7" x 12' 2" (3.53m x 3.71m)

double room with skylight, built-in wardrobes, and en-suite shower room - all bathed in natural light and finished with spotlights

Ensuite

Bedroom 3

11' 8" x 12' 2" (3.56m x 3.71m)

double room with skylight, built-in wardrobes, and en-suite shower room - all bathed in natural light and finished with spotlights

Ensuite

Reception Room

32' 2" x 13' 11" (9.80m x 4.24m)

A spacious and welcoming reception room with two radiators, log burner, and three marble display nooks to left wall. Direct access to the utility and butler's kitchen.

Butler's Kitchen

19' 6" x 7' 7" (5.94m x 2.31m)

A well-equipped prep space with integrated oven, grill, and dishwasher, American-style fridge/freezer and a large window for natural light. External access included

Utility

11' 2" x 7' 7" (3.40m x 2.31m)

Ample storage, sink and window to side. additional external access included

Bedroom 4

11' 7" x 11' 11" (3.53m x 3.63m)

Window to front, radiator to left side.

Bedroom 5

19' 11" max x 13' 3" (6.07m max x 4.04m)

Spacious double window to side, built-in wardrobes with vanity nook, and en-suite with 3 piece suite.

Ensuite

Bedroom 7

10' 8" x 7' 9" (3.25m x 2.36m)

Double-sized room with bay windows to the front of the home.

Bedroom 8

10' 4" x 17' 5" (3.15m x 5.31m)

Spacious double with front-facing window, built-in wardrobes, and en-suite with shower and window.

Ensuite

Bedroom 9/Games Room

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01536 411 811
E kettering@connells.co.uk

5 Montagu Street
 KETTERING NN16 8XG

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308358



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTT308358 - 0014