



28 Southwell Lane
Barton Seagrave, NN15 5BF



Simpson & Partners



We are delighted to present this beautifully appointed four-bedroom detached family home, offering an exceptional combination of space, comfort, and convenience in a highly sought-after location.

Perfectly positioned for everyday living, the property enjoys easy access to a range of local amenities, with Hayfield Cross Primary School just a short distance away. The town centre, Kettering mainline station, and Kettering General Hospital are all within a short drive, while the popular Wicksteed Park is just minutes away — making this an ideal setting for families.

The home has been finished to an impressive standard throughout and benefits from UPVC double glazing and gas radiator central heating, ensuring warmth and energy efficiency year-round. The generous accommodation begins on the ground floor with a welcoming entrance hall, a downstairs WC, a spacious 16' living room, a separate dining room, and a superb 15' kitchen/breakfast room fitted with a range of built-in and integrated appliances — perfect for both family mealtimes and entertaining guests.

Upstairs, the first floor houses four well-proportioned bedrooms, with the principal 15' bedroom benefiting from its own private en-suite shower room. The remaining bedrooms are served by a stylish family bathroom fitted with a contemporary white three-piece suite.

Externally, the property offers off-road parking and a single garage to the rear, a beautifully landscaped, walled enclosed garden provides a private and tranquil outdoor retreat, complete with several designated seating areas ideal for relaxing or entertaining.

An internal viewing is strongly recommended to truly appreciate everything this stunning family home has to offer.

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Price £365,000



Lounge & Separate Dining Room.

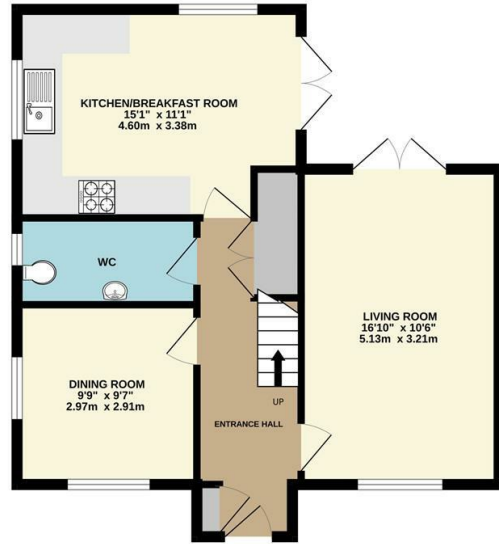




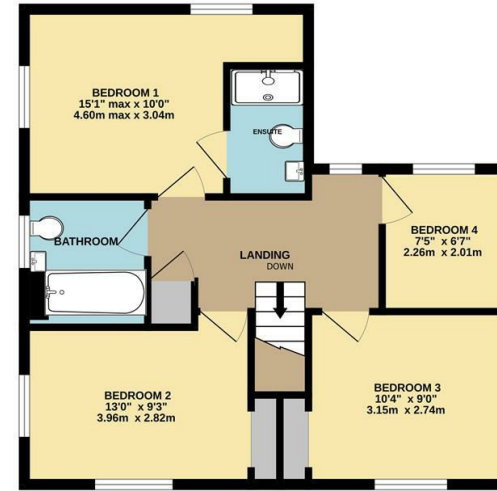
A Beautifully Landscaped Walled Enclosed Rear Garden With Various Seating Areas.



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN