

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

Tel: 01536 524475
www.chrisgeorgeestateagent.co.uk

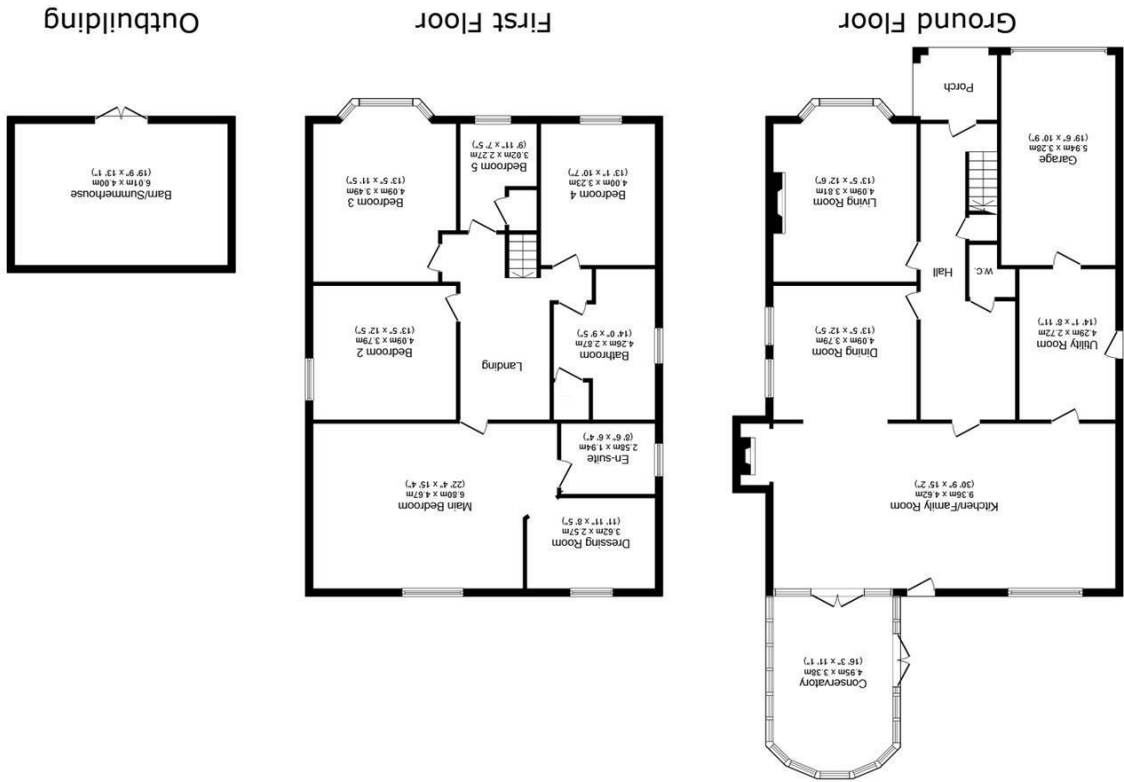
Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

Total floor area: 308.5 sq.m. (3,321 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



62 Warkton Lane, Barton Seagrave, NN15 5AA
Guide price £750,000

5 2 2 C

Situated on the desirable Warkton Lane is this truly exceptional five-bedroom detached family residence, offering substantial and beautifully presented accommodation complemented by a magnificent, landscaped rear garden extending to approximately 135 feet in length.

The property has been thoughtfully maintained and improved by the current owners, combining character features with contemporary living. Highlights include a stunning open-plan kitchen, breakfast and family room with an impressive inglenook fireplace and wood-burning stove, a separate formal lounge, dining room, conservatory, utility room and five bedrooms, including a superb principal suite with walk-in dressing room and en-suite facilities.

Outside, the property is equally impressive, approached through bespoke automated entrance gates leading to a generous driveway, larger-than-average single garage and attractive walled front garden. The beautifully landscaped rear garden is a particular feature, boasting three separate patio areas, an ornamental wildlife pond with waterfall and fountain, established planting, a timber pergola and a substantial summerhouse with power and lighting.

Offered for sale with no onward chain, this outstanding family home must be viewed internally to fully appreciate the quality, space and exceptional gardens on offer.

EPC Rating - C
Council Tax Band - G



Living Room
13'5" x 12'5" (4.09 x 3.81)

Dining Room
12'5" x 13'5" (3.79 x 4.09)

Kitchen/Family Room
30'8" x 15'1" (9.36 x 4.62)

Conservatory
16'2" x 11'1" (4.95 x 3.38)

Utility Room
14'0" x 8'11" (4.29 x 2.72)

Garage
19'5" x 10'9" (5.94 x 3.28)

Master Bedroom
22'3" x 15'3" (6.80 x 4.67)

Dressing Room
11'10" x 8'5" (3.62 x 2.57)

En-Suite
8'5" x 6'4" (2.58 x 1.94)

Second Bedroom
13'5" x 12'5" (4.09 x 3.79)

Third Bedroom
13'5" x 11'5" (4.09 x 3.49)

Fourth Bedroom
13'1" x 10'7" (4.00 x 3.23)

Fifth Bedroom
9'10" x 7'5" (3.02 x 2.27)