



BYWATER HERRING

SALES & LETTINGS

- A TRADITION OF TRUST -



Polwell Lane, Barton Seagrave

Offers Over £400,000



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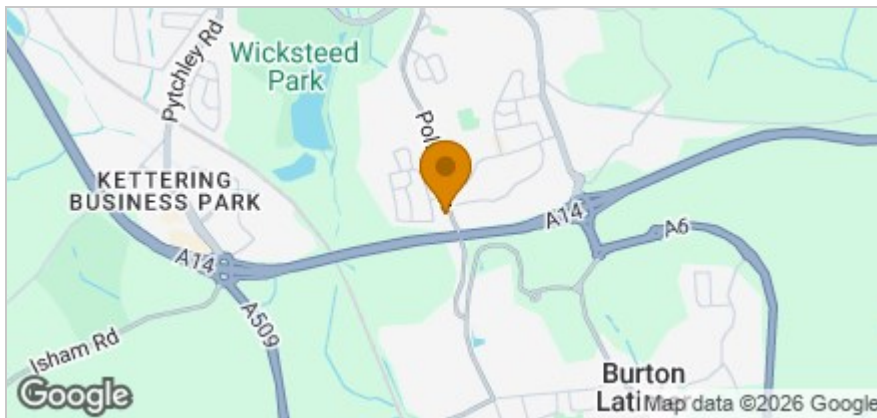


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Floor Plan

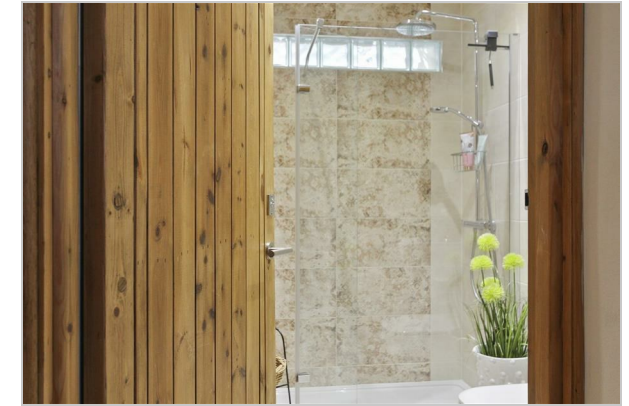


Area Map



Accommodation

- A stylish dormer bungalow with a vaulted, beam-ceilinged dining room and multi-fuel burner that genuinely surprises
- Main bedroom on the first floor with French doors, Juliet balcony and 4 piece ensuite
- Two ground floor double bedrooms - second bedroom currently used as a dressing room, with French doors to a private seating area
- Large block-paved driveway with parking for multiple cars and a detached garage with front and side access
- Wide sliding doors in the lounge open directly onto the established back garden with pergola and summer house
- Modern shaker-style kitchen with integrated appliances and a separate utility area for the washing machine
- Ground floor shower room with a full walk-in shower
- Barton Seagrave Primary School is a 15 minute walk; The Latimer Arts College is a similar distance away
- Kettering station is ten minutes drive away, with London Euston reached in around an hour
- Close to the A14, A6 and M1, with Wicksteed Park, Kettering Retail Park and the town centre all nearby



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	82
		EU Directive 2002/91/EC	

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