

BELVOIR!

BARTON ROAD, BARTON SEAGRAVE, KETTERING, NN15 6RS

£1,100,000 FREEHOLD

COUNCIL TAX G





This impressive six bedroom detached residence is set on one of Barton Seagrave's prestigious roads & provides thoughtfully arranged living accommodation across two floors.

You are greeted by a spacious entrance hall with galleried landing showcasing the grandeur this home has to offer, which continues into the substantial breakfast kitchen with shaker style fitted kitchen, finished with ceramic inset sink, island with breakfast bar & range style cooker, making this space perfect for entertaining or quality family time, as two separate dining spaces provides ample space for a large dining table & large sofa area.

The 26' sitting room with inglenook fireplace offers both space & comfort with French doors onto the private garden. The ground floor also provides a useful office space, snug, conservatory & cloakroom, all with an additional reception room ideal for those who run a business from home or generous playroom.

Bedroom six with en-suite facilities is also located to the rear of this impressive home which could be utilised to create a spacious annex to the rear.

Off the large galleried landing on the first floor are five well-proportioned double bedrooms with several benefitting from built in wardrobes & en-suite facilities which include one with a free standing bath, double shower enclosure & dual wash hand basins.

The fully enclosed, private rear garden is mainly laid to lawn with mature trees, patio & raised decking, creating a mini oasis from the outside world.

The walled frontage offers a double garage with bi-folding doors & rubber flooring making it perfect to be utilised as a home gym or for any lover of motor vehicles. The frontage also benefits from a tandem carport with head height for a full sized motorhome.

Internal viewing is advised to appreciate the accommodation on offer at this truly unique residence.

EPC Rating C.



ENTRANCE HALL Tiled flooring, radiator, stairs rising to first floor.

LIVING ROOM 26' 4" x 13' 3" (8.03m x 4.05m) Double glazed window to front, double glazed full length window to rear, double glazed French doors to rear, brick built inglenook fire place with multi fuel burner, engineered wood flooring, radiator.

SNUG 12' 11" (3.94m) Double glazed window to front, laminate to flooring, radiator.

DINING ROOM 13' 1" x 12' 11" (4.01m x 3.95m) Two double glazed windows to front, laminate to flooring, radiator.

STUDY 10' 2" x 9' 4" (3.1m x 2.87m) Double glazed windows to front, laminate to flooring, radiator.

CONSERVATORY 19' 1" x 11' 10" (5.82m x 3.62m) Double glazed window to rear and side, double glazed French doors to side and rear, tiled flooring, radiator.

DINING HALL 17' 11" x 13' 10" (5.47m x 4.22m) Double glazed French door to side, double glazed door to side, double glazed full length windows to side, laminate to flooring, radiator.

FAMILY ROOM 18' 6" x 16' 6" (5.65m x 5.05m) Double glazed French door to side, double glazed window to front, laminate to flooring, radiator.

KITCHEN 16' 11" x 12' 11" (5.16m x 3.94m) Double glazed French doors into conservatory. Kitchen comprising of wall and base units, island with breakfast bar, wood effect work surfaces over, American style fridge/freezer, range style cooker, flagstone tiled flooring, opening to second part of kitchen, radiator.

KITCHEN 12' 0" x 11' 10" (3.66m x 3.63m) Double glazed skylight. Kitchen comprising of wall and base units, wood effect work surfaces over, ceramic inset sink, integrated dishwasher, flagstone tiled flooring, radiator.



UTILITY ROOM 12' 11" x 5' 8" (3.94m x 1.73m) Two double glazed doors to side, utility comprising of wall and base units, granite effect work surfaces over, space for washing machine, space for tumble dryer, tiled flooring.

CLOAKROOM 6' 5" x 3' 3" (1.97m x 1.0m) Low level WC, pedestal wash hand basin, part tiled walls, extractor fan, tiled flooring.

FIRST FLOORING LANDING Double glazed window to front, laminate to flooring, stairs descending to ground floor.

BEDROOM ONE 19' 3" x 13' 3" (5.87m x 4.05m) Two double glazed windows to front, built in wardrobe, laminate to flooring, radiator.

ENSUITE ONE 13' 3" x 6' 8" (4.05m x 2.04m) Two double glazed windows to rear, double shower enclosure, two wash hand basins set into wooden unit, freestanding bath, low level WC, heated towel rail, part tiled walls, tiled flooring, extractor fan.

BEDROOM TWO 14' 8" x 9' 8" (4.48m x 2.96m) Two double glazed windows to front, built in wardrobe, laminate to flooring, radiator.

BEDROOM THREE 14' 8" x 9' 5" (4.48m x 2.88m) Two double glazed windows to rear, built in wardrobe, laminate to flooring, radiator.

ENSUITE TWO 8' 0" x 6' 5" (2.45m x 1.97m) Double glazed window to side. Jack and Jill bathroom, cottage panelled bath, telephone attachment, low level WC, pedestal wash hand basin, part tiled walls, tiled flooring, radiator.

BEDROOM FOUR 11' 0" x 10' 3" (3.37m x 3.13m) Double glazed window to rear, built in wardrobe, laminate to flooring, radiator.



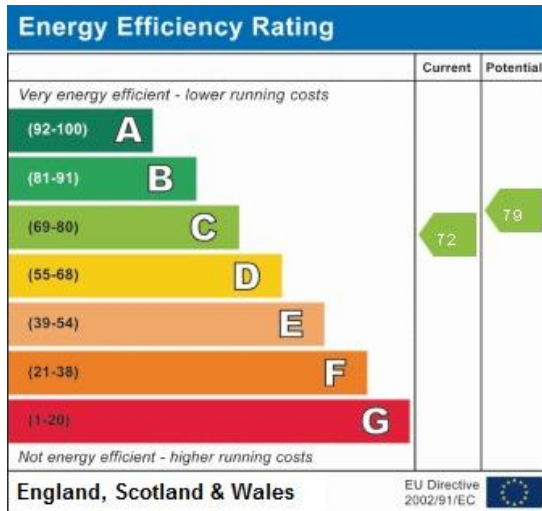
BEDROOM FIVE 11' 3" x 8' 0" (3.44m x 2.45m) Double glazed window to front, built in wardrobe, laminate to flooring, radiator.

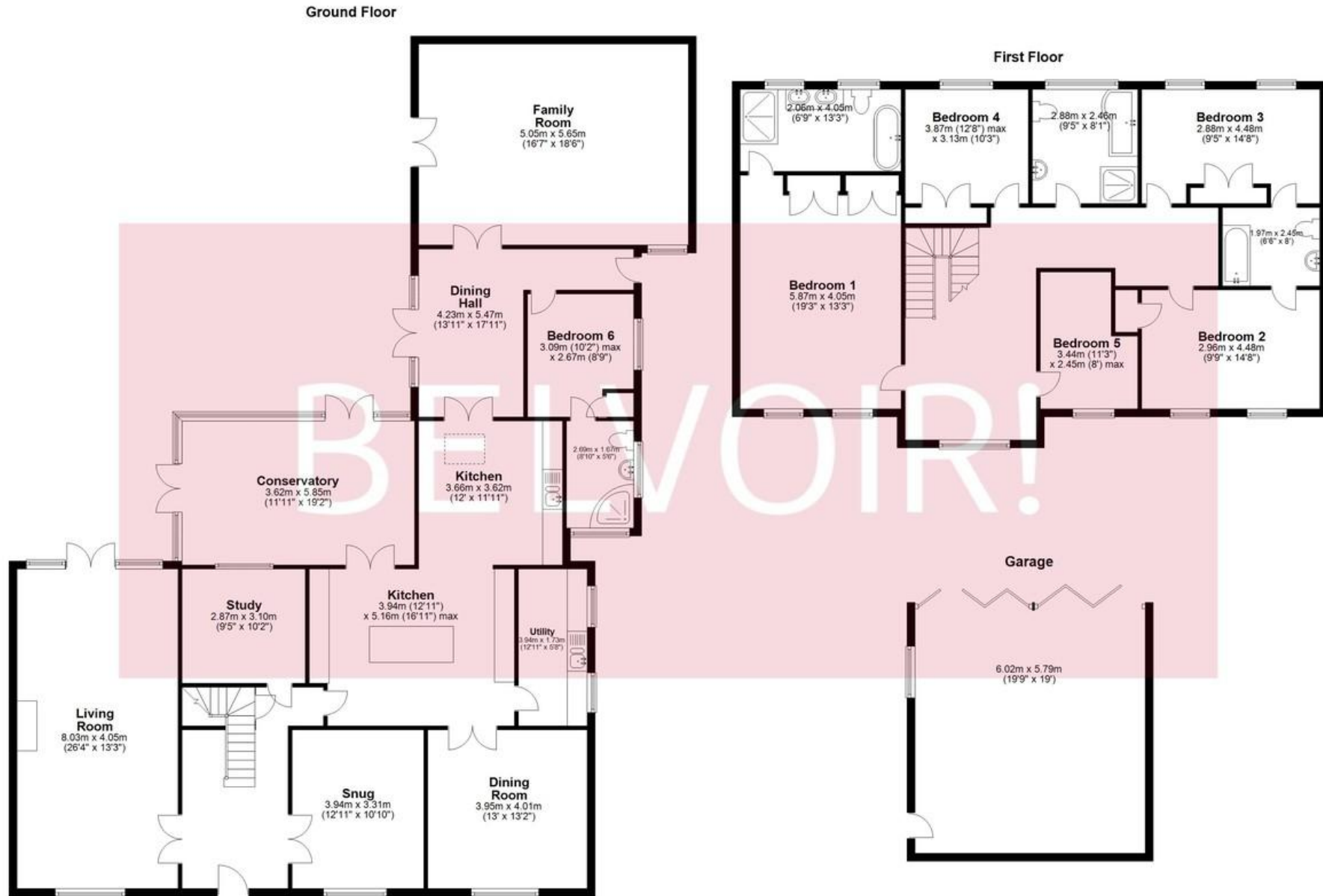
BATHROOM 9' 5" x 8' 0" (2.88m x 2.45m) Double glazed window to rear, pea shaped jacuzzi style panelled bath, corner shower enclosure, low level WC, pedestal wash hand basin, part tiled walls, tiled flooring, radiator.

DOUBLE GARAGE 19' 9" x 18' 11" (6.02m x 5.79m) Double glazed Bi-folding doors to front, double glazed window to side, double glazed door to side, rubber flooring.

EXTERNAL Front - Walled grounds to front, electric gated entrance, block paved frontage providing off road parking for several vehicles, car port to side with height for motorhome.

Rear - Fully enclosed garden, mainly laid lawn, mature trees and shrubs, raised decking.





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