



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rook Close, Barton Seagrave NN15

"Style and Design"

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"Style and Design"

Have combined to create the exceptional interior of this fabulous detached home built by Redrow, set within this most desirable development. Wicksteed Park, Schools and Barton Hall with Vines Brasserie are a short walk away. The stunning accommodation benefits from gas central heating and UPVC double glazing to include an entrance hall with Kardean wood effect specialist flooring which flows to the guest cloakroom, the fabulous free flowing kitchen/dining/family room has a range of integrated appliances which opens to the dining area and family room the perfect social space and there is a separate utility room. The living room is complimented by an attractive Limestone style fireplace with electric fire. Upstairs there is a cool white contemporary bathroom and four bedrooms, three of which are double sized, the principal with built in wardrobes and an ensuite. Outside there is a private double width driveway leading to a double garage and lovely, well kept front and rear gardens. A seriously impressive home.

Living Room - 5.18m x 3.61m (17'0" x 11'10")

Kitchen/Dining/Family Room - 10.08m x 3.78m (33'1" x 12'5")

Utility Room - 2.24m x 1.7m (7'4" x 5'7")

Guest WC - 1.63m x 1.14m (5'4" x 3'9")

Bedroom One - 3.86m x 3.61m (12'8" x 11'10")

Ensuite - 2.82m x 1.75m (9'3" x 5'9")

Bedroom Two - 3.71m x 2.84m (12'2" x 9'4")

Bedroom Three - 3.35m x 2.79m (11'0" x 9'2")

Bedroom Four - 3.25m x 2.08m (10'8" x 6'10")

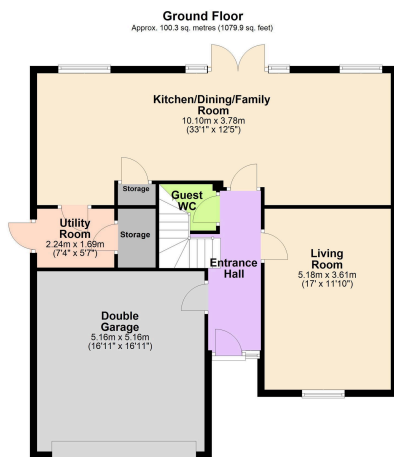
Bathroom - 2.29m x 1.93m (7'6" x 6'4")

Double Garage - 5.16m x 5.16m (16'11" x 16'11")

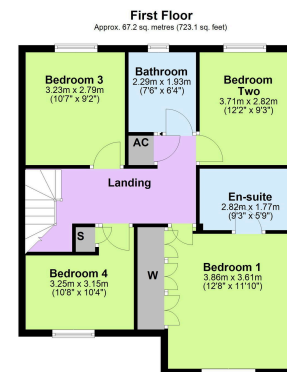




- Detached House
- Double Garage and Parking
- Guest Cloakroom
- Four Bedrooms
- Ensuite and Family Bathroom
- Private Rear Garden
- COUNCIL TAX: E
- EPC RATING: B



Total area: approx. 167.5 sq. metres (1803.0 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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