



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Kirby Street, Barton Seagrave NN15

"An Exceptional Home In A Most Desirable Setting"

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"An Exceptional Home In A Most Desirable Setting"

This impressive double-fronted detached family home, crafted by renowned builder David Wilson Homes, offers an exceptional blend of style and functionality.

Positioned within a highly sought-after development, this substantial property showcases meticulous attention to detail throughout, from its manicured gardens to its thoughtfully designed interior spaces. The heart of the home is a stunning kitchen/dining/family room, creating a superb social hub perfect for modern family living. The welcoming entrance hall leads to a guest cloakroom, palatial living room, versatile study/snug and a utility room. With a principal bathroom and five bedrooms, including four generous doubles and two with ensuite facilities, the accommodation is both spacious and versatile. The exterior is equally impressive, featuring a double-width driveway leading to a double garage, while the beautifully maintained gardens provide the perfect setting for outdoor entertainment. This prestigious property represents an outstanding opportunity for those seeking a superior family home in a prime location. Schools, shops and amenities are all within easy reach.

Living Room - 6.6m x 3.81m (21'8" x 12'6")

Kitchen/Dining/Family Room - 6.55m x 4.29m (21'6" x 14'1")

Study/Snug - 3.91m x 3.2m (12'10" x 10'6")

Utility Room - 2.41m x 2.11m (7'11" x 6'11")

Guest Cloak Room - 2.29m x 0.89m (7'6" x 2'11")

Bedroom One - 4.39m x 3.71m (14'5" x 12'2")

Ensuite - 2.57m x 1.37m (8'5" x 4'6")

Bedroom Two - 4.09m x 3.25m (13'5" x 10'8")

Ensuite - 2.57m x 1.37m (8'5" x 4'6")

Bedroom Three - 3.2m x 2.36m (10'6" x 7'9")

Bedroom Four - 3.71m x 3.07m (12'2" x 10'1")

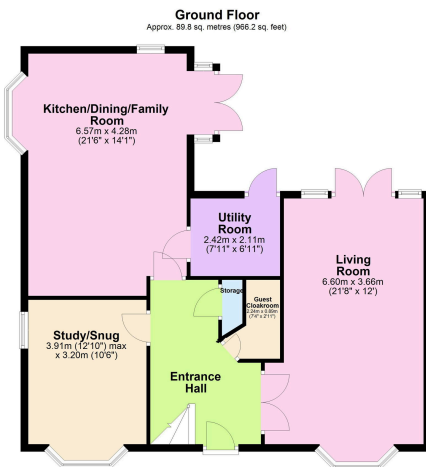
Bedroom Five - 2.82m x 2.34m (9'3" x 7'8")

Bathroom - 2.9m x 2.36m (9'6" x 7'9")

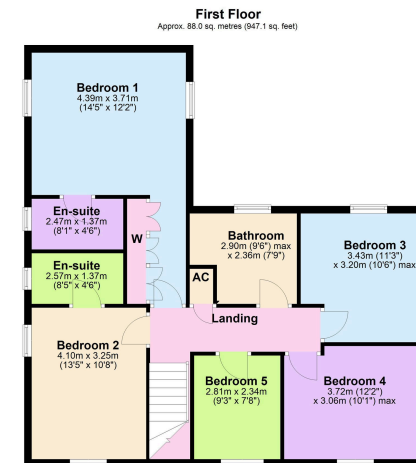




- Gas Central Heating
- UPVC Double Glazing
- Double Width Driveway to Double Garage
- Well kept front and rear gardens
- Fabulous Social free flowing Designer Kitchen/Dining/Family Room
- Generous Living Room and separate versatile Study/Snug
- Five bedrooms, Four of which are double sized
- EPC RATING: B
- COUNCIL TAX: G



Total area: approx. 177.7 sq. metres (1913.3 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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