



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Nene Court, Barton Seagrave NN15

"Contemporary Luxury Living"

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## "Contemporary Luxury Living"

This exceptional home has outstanding craftsmanship and contemporary design creating stylish, versatile and high specification interior. The impressive layout creates a seamless flow between living spaces, perfect for modern family life. The heart of the home is the stunning kitchen/dining/family room, featuring quality integrated appliances and bi-folding doors that connect with the outdoor space. In addition to this you will find an impressive bay-fronted living room with elegant fireplace, snug with a striking traditional inglenook fireplace and open fire, study and flexible sitting room which could be used as a bedroom with access to the shower room. There is also a family bathroom and three generously-sized double bedrooms, one of which includes a remarkable principal bedroom with ensuite occupying the entire first floor. The attention to detail is evident in every room, from the specialist Karndean flooring in the entrance hall, Oak Interior doors and architraves as well as attractive radiators. Outside, the property benefits from extensive parking and beautifully maintained gardens that provide privacy and tranquillity. Located on a private road, this home combines luxury with practicality in a sought-after setting.

**Living Room** - 6.68m x 4.8m (21'11" x 15'9")

**Snug** - 3.51m x 3m (11'6" x 9'10")

**Kitchen/Breakfast/Family Room** - 8.89m x 4.09m (29'2" x 13'5")

**Dining Room/Bedroom** - 4.42m x 3.07m (14'6" x 10'1")

**Shower Room** - 2.95m x 1.42m (9'8" x 4'8")

**Utility Room** - 2.41m x 2.31m (7'11" x 7'7")

**Study** - 2.34m x 2.29m (7'8" x 7'6")

**Bedroom Two** - 3.89m x 3.33m (12'9" x 10'11")

**Bedroom Three** - 3.63m x 3.3m (11'11" x 10'10")

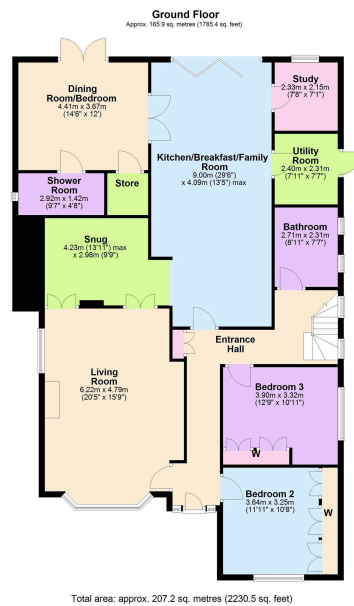
**Bedroom One** - 5.64m x 5.08m (18'6" x 16'8")

**Ensuite** - 2.44m x 1.83m (8'0" x 6'0")





- Beautiful Garden
- Private Gardens
- Three Double Bedrooms
- Detached
- Council Tax: E
- Open Plan Living
- Garage/Parking
- Outstanding Quality
- EPC RATING: PENDING



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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