



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Kedleston Drive, Barton Seagrave NN15 5JZ

"Room to Grow"

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"Room to Grow"

Discreetly positioned within this most desirable development, this detached home enjoys a fabulous plot and deep frontage offering plenty of parking, a single garage and a generous enclosed wrap around rear garden. The stylish interior is well presented perfect for social and family living, yet the plot offers room to grow, with an extension if desired, (Subject to Planning Permission). This lovely home features a contemporary open-plan kitchen/dining/family room with integrated appliances and French doors leading to the garden, utility room and guest cloakroom. The spacious living room with bay window provides an additional reception space, while upstairs, four double bedrooms, each with fitted wardrobes, create comfortable family accommodation. The principal bedroom benefits from an ensuite shower room, complementing the modern family bathroom. Outside the generous driveway has plenty of parking, the lawned frontage is enclosed by hedging and the wrap around garden is a great size. Hayfield Cross primary school is within easy reach along with Barton Hall, Wicksteed Park and a wealth of amenities.

Living Room - 5.94m x 3.28m (19'6" x 10'9")

Kitchen/Dining/Family - 5.28m x 4.55m (17'4" x 14'11")

Utility Room - 1.68m x 1.63m (5'6" x 5'4")

WC - 1.57m x 0.94m (5'2" x 3'1")

Bedroom - 4.19m x 3.15m (13'9" x 10'4")

Ensuite - 1.98m x 1.63m (6'6" x 5'4")

Bedroom Two - 3.23m x 2.92m (10'7" x 9'7")

Bedroom Three - 3.33m x 2.72m (10'11" x 8'11")

Bedroom Four - 2.97m x 2.87m (9'9" x 9'5")

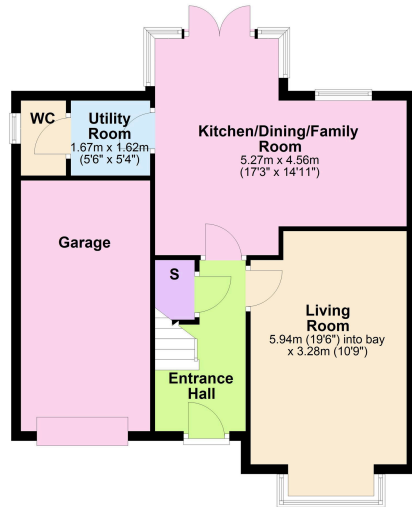
Bathroom - 2.06m x 1.88m (6'9" x 6'2")





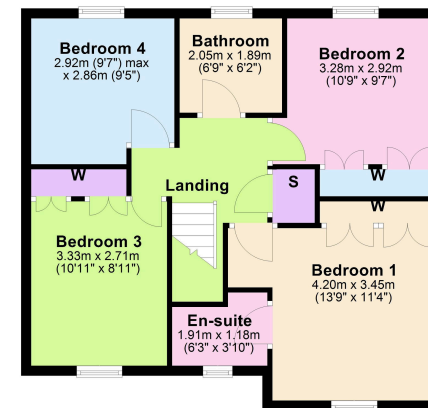
- Detached House
- Corner Plot
- Garage
- Utility Room
- COUNCIL TAX: D
- Four Double Bedrooms
- Off Road Parking
- Immaculately Presented
- EPC RATING: B

Ground Floor
Approx. 57.4 sq. metres (618.1 sq. feet)



Total area: approx. 119.4 sq. metres (1284.7 sq. feet)

First Floor
Approx. 61.9 sq. metres (666.6 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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