

HENDERSON CONNELLAN

ESTATE AGENTS



Plot 34 Benefield, Barton Seagrave NN15

£415,000

"Benefield"

A stunning three bedroom detached home by Grace Homes combining a high-quality design and finish, coupled with highly efficient eco credentials resulting in a EPC rating A. Solar Panels combine with an optional battery, whilst an EV charger comes as standard along with central heating via an Air Source Heat Pump. The stylish interiors are beautifully finished with an entrance hall, guest cloakroom, living room with feature fireplace and optional wood burner, the kitchen/dining/family room has designer units, Quartz worksurfaces, and quality integrated appliances, the utility area adds to the practicality. Upstairs there is a principal bathroom and three bedrooms, the main bedroom with fitted wardrobes and ensuite. Outside a private driveway extends to a single garage and the gardens are a good size with Indian sandstone patios. Barton Hall, Wicksteed park, schooling along with a range of amenities are all within easy reach.

- Energy Efficient design with an EPC Rating A
- High Specification Design and Finish
- Central Heating via an Air Source Heat Pump
- Designer Kitchens with quality appliances and Quartz worksurfaces
- Zappi Electric Car chargers as standard
- Private driveways and garaging
- Council Tax: TBC

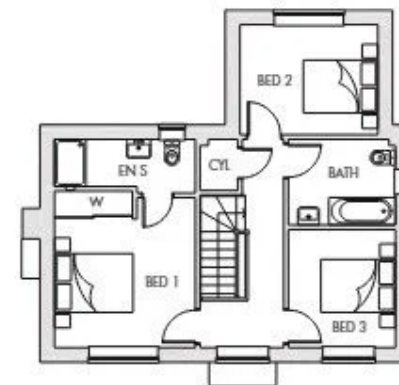
Tenure: Freehold





Ground floor

Room	Metres	Feet
Living	3.57 X 5.32	11'9" X 17'5"
Kitchen/Family	3.83 X 6.54	12'7" X 21'5"
Utility Area	1.02 X 1.30	3'4" X 4'3"
WC	2.71 X 1.55	8'11" X 5'1"



First floor

Room	Metres	Feet
Bed 1	3.59 X 3.83	11'9" X 12'7"
En suite	3.59 X 1.37	11'9" X 4'6"
Bed 2	3.52 X 2.81	11'7" X 9'3"
Bed 3	2.73 X 3.01	8'11" X 9'11"
Bathroom	2.73 X 2.19	8'11" X 7'2"



Henderson Connellan Kettering office 01536 417888 ketteringsales@hendersonconnellan.co.uk

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.

