

St. Botolphs Road, Barton Seagrave NN15

"Everything Within Reach"

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Wicksteed Park, schools, and local shops nearby, this three-bedroom home offers both convenience and space. The interior benefits from gas central heating and UPVC double glazing to include an entrance porch, entrance hall, a spacious living room with feature fireplace, free flowing kitchen/dining room and sun room overlooking the garden. Upstairs the light filled landing leads to three double bedrooms, two with built-in wardrobes and a family bathroom. Outside, a block-paved driveway provides off-road parking for two cars, while the rear garden features a patio and lawned area. Offering a convenient location and space to suit a variety of needs, this is a home that brings comfort and practicality together, with so much right on your doorstep.

Living Room - 5.54m x 3.12m (18'2" x 10'3")

Kitchen/Dining Room - 5.51m x 3.17m (18'1" x 10'5")

Sun Room - 4.52m x 2.24m (14'10" x 7'4")

Bedroom One - 3.73m x 3.17m (12'3" x 10'5")

Bedroom Two - 3.45m x 2.95m (11'4" x 9'8")

Bedroom Three - 2.51m x 2.39m (8'3" x 7'10")

Bathroom - 3.71m x 1.73m (12'2" x 5'8")

- Three Double Bedrooms
- Spacious Kitchen/Dining Room
- Off road parking
- Close to local Amenities
- UPVC Double Glazing
- Gas Central Heating
- COUNCIL TAX: B
- EPC RATING: D

Tenure: Freehold







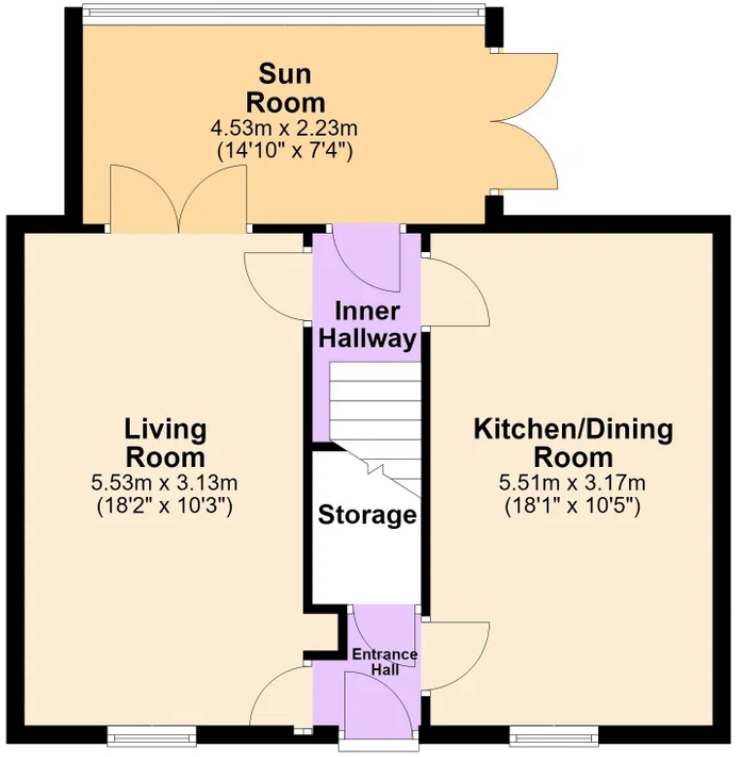






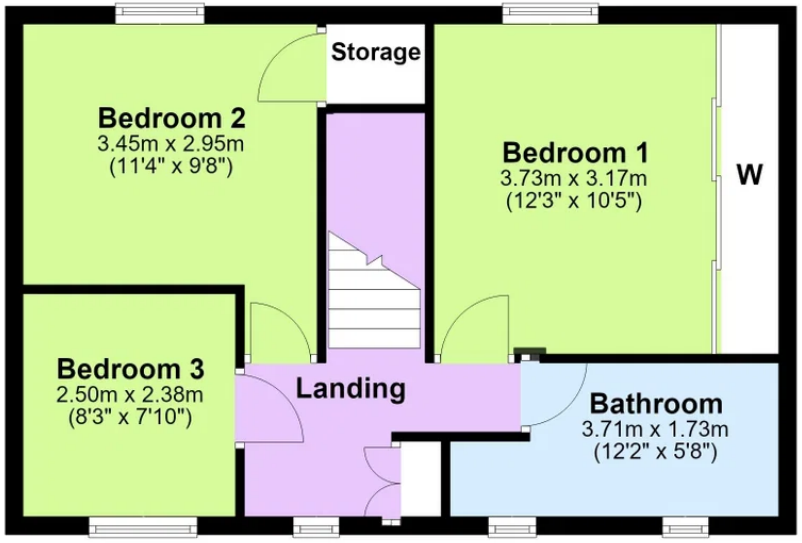
Ground Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 100.2 sq. metres (1078.6 sq. feet)

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

The Property Ombudsman

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.