

66 Polwell Lane  
Barton Seagrave  
Northamptonshire  
NN15 6UB

£599,950



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

Oscar James are privileged to welcome to the market this gorgeous, deceptively spacious home, set on a larger than average plot, situated in the lovely village of Barton Seagrave, just a stone's throw away from local amenities, excellent transport links and great schooling.

The property has recently undergone refurbishment by it's current owners and has been thoughtfully extended over the years to make for extremely spacious, flexible home.

Upon entering the property you will be greeted with a spacious porch, stunning entrance hall with refitted carpets and a mezzanine landing, gorgeous snug/family room with a multi-fuel burner, spacious lounge with a beautiful original fireplace and doors leading to the conservatory, a versatile downstairs bedroom with en-suite wet room and finally a recently new show stopping kitchen/diner/family room, with a host of integrated appliances, gorgeous tiling and an additional separate utility room and WC. The kitchen offers the most fabulous views of the garden, with

French doors to access it.

Upstairs from the split staircase you will find five bedrooms, four of which are double in size. Many of the bedrooms benefit from fitted wardrobes. The family bathroom is larger than average and finishes the upstairs accommodation. Throughout the property there is lots of built in storage space and also additional useful loft space.

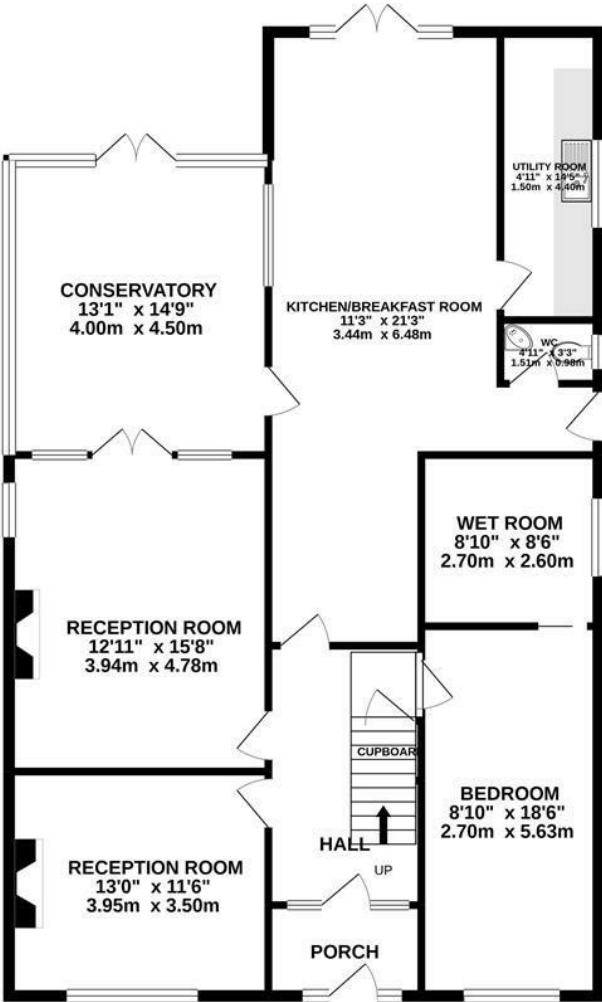
Outside there is an amazing 400ft sun trap of a garden, that hosts an orchard with an array of self sufficient fruit trees, with a potential building plot, a swimming pool and numerous outbuildings that have the potential to be changed into outside office space,

To the front of the property the driveway is large in size providing off road parking for multiple vehicles.

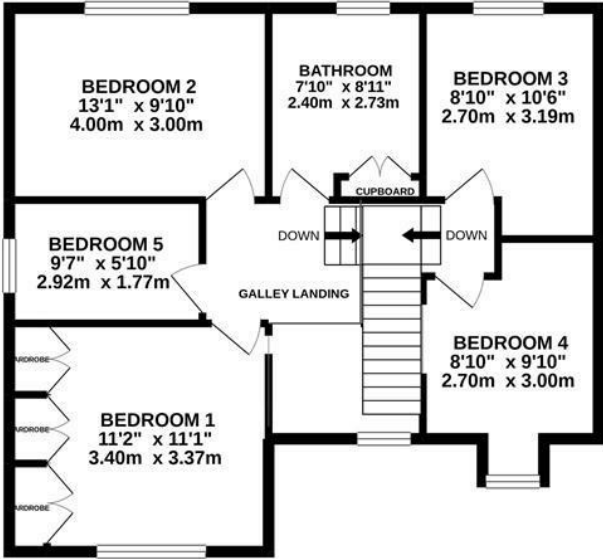
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# FLOOR PLAN

GROUND FLOOR  
1357 sq.ft. (126.0 sq.m.) approx.



1ST FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 2088 sq.ft. (194.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Three receptions



Five bedrooms



Large rear garden



Kitchen/diner/family room and utility



WC, ensuite and family bathroom



Large driveway









# SELLER'S SECRET

We have enjoyed living in this wonderful home, we love the location and the garden and the versatility of the house. We need something smaller now, but we hope the next buyer will be as happy here as we have been.



## Why we like it....

This is a fantastic property, it is spacious with so much potential. The location is fabulous, walking distance to Wicksteed Park and Latimer Community Arts College. The potential for further development is also there so do not miss out on this great home!

To buy or not to buy....

# OSCAR JAMES

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