



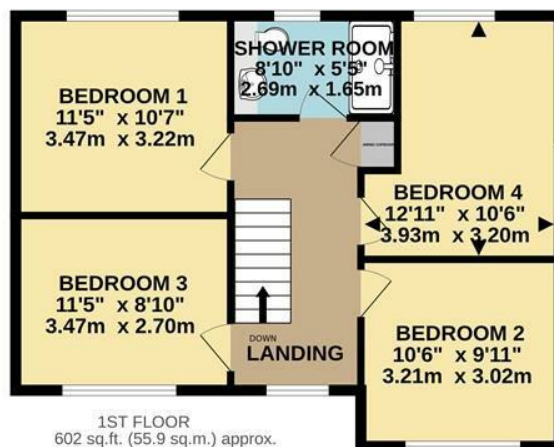
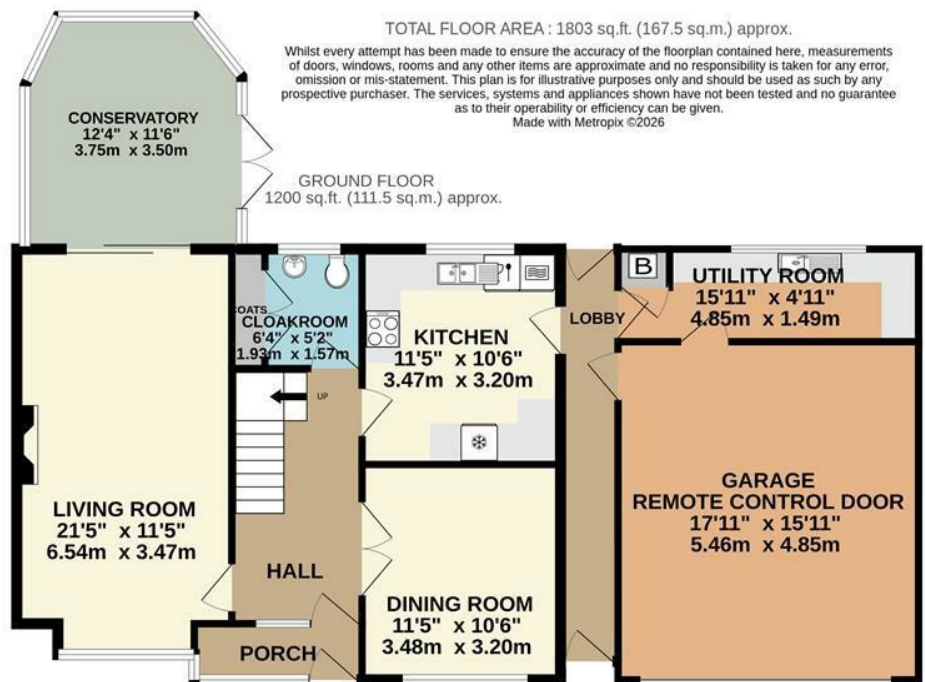
137 Warkton Lane, Barton Seagrave NN15 5AP Offers Over £525,000

Set within a highly desirable residential area, this well-proportioned four-bedroom detached home offers generous living space, impressive frontage and excellent future potential. Positioned behind a service road, with mature hedging and trees providing separation from Warkton Lane, the property enjoys a sense of privacy while remaining conveniently close to local shops and bus services. This attractive double-fronted residence sits on a wide plot with off-road parking, a double-width garage to the side and a mature rear garden of generous size. Inside, the accommodation is finished to a high specification, including a bespoke fitted kitchen with a range of appliances and granite work surfaces, a replacement bespoke hardwood staircase crafted by a local tradesman, a spacious living room opening into a large conservatory; there is also a separate dining room. The cloakroom also offers the flexibility to be converted back into a ground-floor shower room, if required. With gas central heating, PVC double glazing and a plot size that offers scope to extend, as many neighbouring homes have already done, this is a substantial detached family home in a sought-after location with both immediate appeal and long-term potential.

Tenure: Freehold
Energy Rating: D
Council Tax Band: E

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- Four-bedroom detached family home in a highly desirable residential area - No chain
- Set behind a service road with mature hedging and trees separating it from Warkton Lane
- Wide plot with impressive frontage, off-road parking and double-width garage with remote control, insulated door, wide, well maintained and level block paved drive
- High-specification inc. bespoke fitted kitchen with appliances, inc. fridge and microwave and granite work surfaces
- Spacious living room, large conservatory, separate dining room and flexible cloakroom/shower room potential
- Generous mature rear garden with excellent scope to extend, subject to any necessary consents
- Kettering town centre and railway station with frequent services to London St Pancras in under 1 hour, 2.5 miles
- Junction 10 of the A14 with the A6 1.5 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	73
EU Directive 2002/91/EC		



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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