



LUCAS  
SALES & LETTINGS



**41 Beaufort Drive, Barton Seagrave NN15 6SF**

**Asking Price £235,000**

Discover a charming two-bedroom semi-detached house that combines comfort and practicality while offering further potential to make your perfect home. This well-established property features generously proportioned rooms, enhanced by gas-fired radiator central heating and PVC double glazing. Set back from Beaufort Drive, there is a good sized front garden and a side driveway, offering good off road parking and where a secure up and over door (no garage) provides access to a mature, enclosed south-facing rear garden.

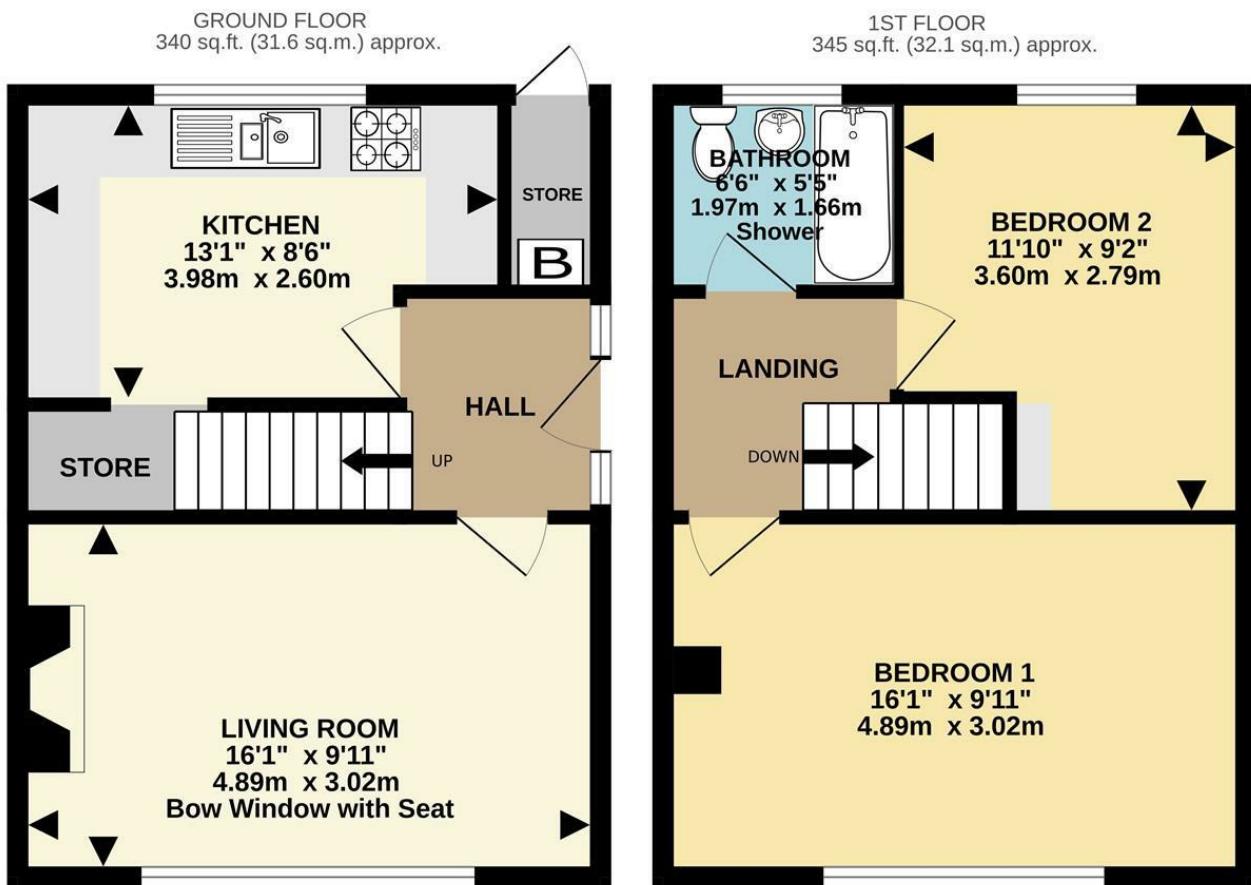
Step inside to find a welcoming lounge that spans the front of the house, complete with a wide bow window, complete with seating, that fills the room with natural light, creating an airy and expansive feel. At the rear, the kitchen, with oven and hob, provides space for a small dining table.

On the first floor, you'll find two generously sized double bedrooms alongside a modern bathroom featuring a white suite and a shower over the bath. Replacement oak style doors have been installed throughout. There is an integral store accessed from the rear garden and where the boiler is located.

Two bedroom houses like this are a rarity in this part of Barton Seagrave, and they don't come onto the market often. This property is a must-see to truly appreciate its full potential in a highly desirable location. Plus, it comes with no chain.

**Tenure: Freehold  
Energy Rating: C  
Council Tax Band: B**

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TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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- Established neighbourhood close to shops, bus services and schools
- Good sized plot with off road parking and south facing rear garden
- Gas central heating, PVC double glazing, kitchen with oven and hob
- Modern white and chrome bathroom suite with shower over the bath
- Further potential, sought after residential location
- No onward chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(22 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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