



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Dixon Mews, Barton Seagrave

"A Sense of Space"

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"A Sense of Space"

This fabulous detached home is situated on the extremely desirable Hanwood Park within easy reach of schools, open green spaces as well as Wicksteed Park. The stunning interior benefits from gas central heating and UPVC double glazed windows to include an entrance hall, guest cloakroom, generous living room and a free flowing designer kitchen/dining room with integrated appliances and adjoining utility room.

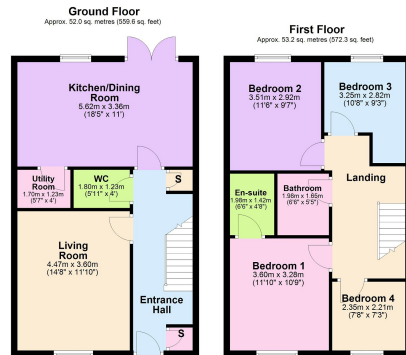
Upstairs there is a cool white bathroom and four bedrooms, three of which are double sized the master with en suite shower room. Outside there is a walled foregarden arranged with easy care in mind, a private driveway for three cars and an oversized garage perfect for modern cars and storage as well as a lovely enclosed rear garden with timber decked area and covered seating area perfect for all weather outdoor living. An exceptional family home.

- Gas heating
- UPVC double glazed windows
- Entrance Hall - with two useful storage cupboards, ceramic tiled flooring, stairs rising to first floor, attractive interior doors leading to;
- Guest Cloakroom - comprising of low level WC, pedestal wash hand basin, ceramic tiled splashback and flooring.
- Living Room - a generous room perfect for family living.
- Kitchen/Dining Room – a free flowing room with a designer range of base and eyelevel cupboards and doors, single bowl, single drainer, monobloc tap, rolled surface with matching upstand, integrated stainless steel double oven and four ring gas hob with concealed extractor, integrated dishwasher, fridge & freezer, ceramic tiled flooring flowing through to the dining area with double doors to the garden.
- Utility room with base unit with work surface and integrated washing machine, tiled flooring.
- Upstairs, the landing is a good size with attractive interior doors leading to the principal bathroom with low-level WC, pedestal wash hand basin, panel enclosed bath with mains shower and glass shower, ceramic tiled splashback, recessed downlights. There are four bedrooms, three of which are double sized, the master bedroom with an ensuite to include low-level WC, pedestal wash hand basin, double sized shower enclosure with mains shower, ceramic tiled splashback, chrome heated towel rail and recess downlights.

Outside the foregarden is set behind a low-level brick wall arranged with easy care in mind. A private tarmac driveway extends to the side of the house with parking for three cars complete with access to a substantial oversized single garage with up and over door. The garage is easily big enough to accommodate a modern car and useful storage. The rear garden features a paved patio which leads to timber decked area complete with recessed up lighters perfect for garden furniture and alfresco entertaining. The decking extends round to the back of the garage where there is a covered area perfect for all weather outdoor living. The garden is laid to lawn enclosed by a combination of timber fencing and brick walling with secure gated access to one side.

EPC Rating: B COUNCIL TAX: D





Total area: approx. 105.2 sq. metres (1132.0 sq. feet)

- Detached House
- Four Bedrooms
- Two Bathrooms
- Garage
- Off Road Parking
- Designer Kitchen
- Desirable Development



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.

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