

# Warkton Lane

Barton Seagrave NN15 5AA



**EXPERIENCE EXCELLENCE**





Style- Detached

Location- Barton Seagrave

Parking- Driveway & Garage

A luxurious, detached family home situated on the desirable Warkton Lane, accessed via a secure block paved driveway with a laid to lawn forefront. The well presented, generous accommodation offers a living room, dining room, open plan kitchen and family room, conservatory, utility room, guest w/c, a master suite with dressing room and en-suite shower room, three further double bedrooms, a fifth bedroom and a four piece family bathroom. Externally, the well manicured rear garden measures approximately 135 feet in length and is predominantly laid to lawn.







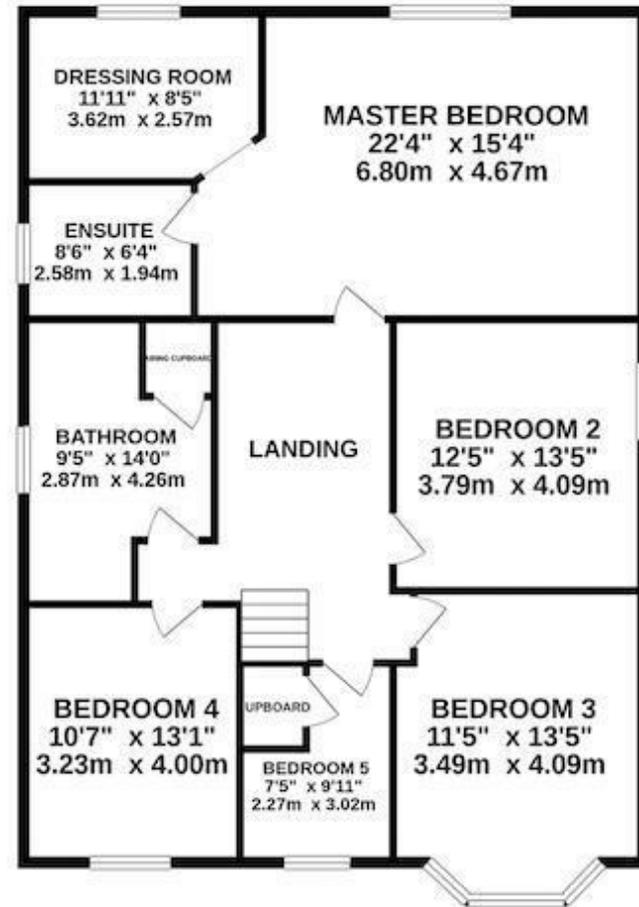
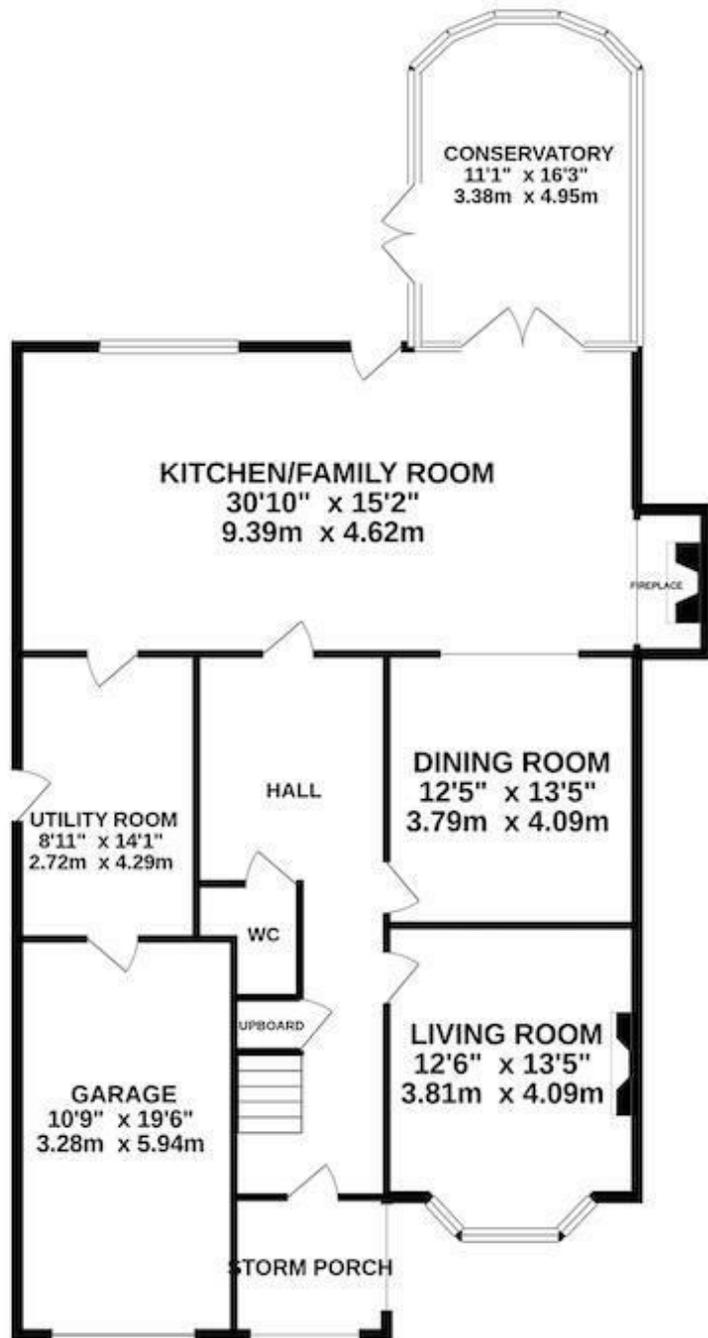
Sheltered by a generous storm porch, the property is entered via a door to the front elevation opening through into the hallway which is laid with solid oak flooring. There are doors to access the living room, dining room, kitchen/family room and guest w/c and the staircase rises to the first floor landing with a storage cupboard under. The bay fronted living room features a beautiful fireplace with a stone mantle and wood burner inset and the neighbouring dining room is a great entertaining space, easily accommodating a large table and chairs and opening through into the more informal family area which showcases a built out 'Inglenook' style fireplace with a working burner. Extending the full width of the property and measuring over 30 feet, the open plan kitchen/family area is a great place for everyone to be together and the kitchen suite itself offers a range of eye and base level units with solid wooden work surfaces over, an integral dishwasher and there is built in space for an American style fridge/freezer and freestanding space for a range style cooker complete with extractor over. Further appliances are housed within the adjoining utility room, which has been fitted out with ample eye and base level units and also features a sink and doors to access the garage and the side of the property. To complete the ground floor accommodation, the pitched roof conservatory is a lovely addition to the home, offering additional living space with views and access to the garden. The conservatory is fully functional with power, lighting and a ceiling fan.



To the first floor landing, there are four double bedrooms, a good size fifth bedroom, which could also function as a study/office and a generous family bathroom. The impressive master suite extends the full width of the property and incorporates a dressing room and an en-suite shower room which is fitted with a double width cubicle and a concealed w/c and wash hand basin built into a range of vanity units. The modern, family bathroom is extremely spacious and is fitted with a four piece suite comprising a bath, double width walk in shower enclosure, concealed w/c and wash hand basin set into a range of vanity units with storage under.

Externally, the well kept rear garden features a paved sun terrace with steps leading down to the laid to lawn garden that is enveloped with well established flower beds and a feature pond. Further outdoor dining areas include a timber pergola seating area and a grey paved patio area to the back of the garden that is complimented with bespoke raised flower beds and seating created from solid timber sleepers. The garden is also planted with a flurry of established trees, including ripe fruit trees that offer some privacy when sitting at the top of the garden, looking back at the property. To conclude, there is a large timber summerhouse with a store alongside and there is gated access to both sides of the property leading to the driveway. The block paved driveway is secured via double gates, providing parking for several vehicles as well as further, optional parking within the larger than average garage, which benefits from an electric roller door, power and light. Also to the front of the property there is a walled, laid to lawn garden, a perfect outdoor space that could be used as a pet enclosure.

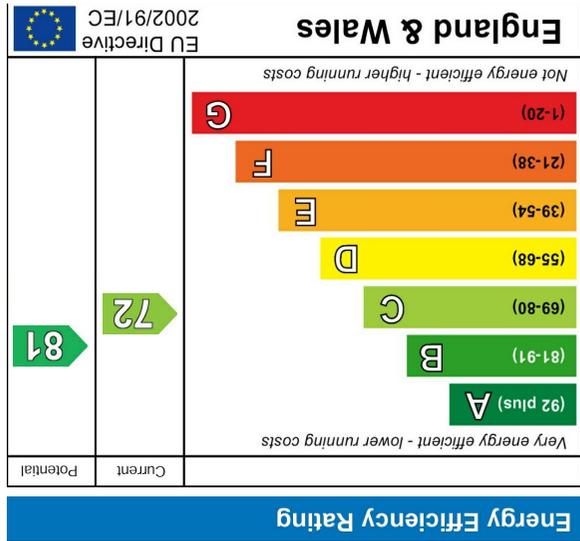
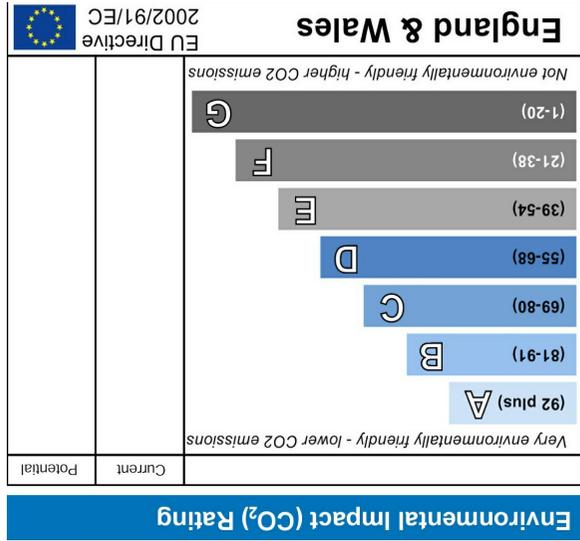




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