

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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TOTAL FLOOR AREA : 2168 sq. ft. (201.4 sq. m.) approx.



9 Mereway, Barton Seagrave, NN15 6WR
Offers in excess of £550,000

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Nestled down a quiet cobbled road is this immaculate family home situated within a newly built estate in the well established village of Barton Seagrave. 'RedRow' is a picturesque development offering a river, beautiful countryside walks through to Wicksteed park, nature reserves and a park with a duck pond on the doorstep. Occupying a sizeable plot with open views to the side aspect, this home is offered to the market with no onward chain and comprises two reception rooms, kitchen/ dining room, guest w/c, five impressive bedrooms, two ensuite shower rooms and a family bathroom. Outside, the laid to lawn garden is fully enclosed and features an outdoor kitchen and a generous timber decked patio area with a pergola over, perfect for entertaining. To the front of the property, you will find a lawn frontage that borders the driveway and leads into the integral double garage, which is fully functional with power and light.

Entry is gained via the inviting entrance hall, which is laid with Amtico flooring and gives access to all accommodation; including the garage, which is laid with a treated floor. The first of the reception rooms, the living room, boasts a large bay window to the front aspect, whilst the bright and airy sitting room enjoys double French doors out to the rear garden. Definitely the heart to this home, the kitchen/ dining room also boasts views and access out to the rear garden and provides plenty of space for a family sized dining table and chairs. The suite itself comprises a range of eye and base level units, integral double oven, hob, dishwasher, two fridge/ freezers, with further space for appliances within the utility room. To the first floor, you will find the family bathroom and five impressive bedrooms, two of which benefit an en-suite shower rooms. The generously sized master bedroom showcases a stunning bay window to the front aspect, built-in wardrobes and a wet room.



Living Room
16'5" x 14'0" (5.01 x 4.28)

Sitting Room
14'10" x 12'4" (4.54 x 3.78)

Kitchen/ Dining Room
21'11" x 11'10" (6.70 x 3.61)

Utility Room
6'9" x 5'6" (2.07 x 1.69)

Guest WC
5'6" x 3'10" (1.69 x 1.19)

Master Bedroom
14'0" x 13'3" (4.29 x 4.06)

Ensuite
6'8" x 6'6" (2.05 x 1.99)

Second Bedroom
13'3" x 10'6" (4.04 x 3.22)

Ensuite
6'6" x 5'7" (1.99 x 1.71)

Third Bedroom
13'3" x 10'0" (4.06 x 3.05)

Fourth Bedroom
11'0" x 10'0" (3.37 x 3.06)

Fifth Bedroom
12'5" x 6'8" (3.80 x 2.05)

Family Bathroom
8'2" x 5'9" (2.50 x 1.76)