

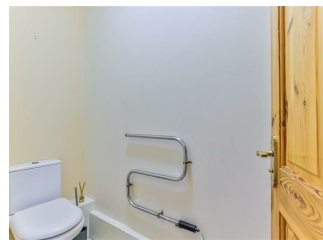




This two bedroom semi-detached bungalow is ideally situated within the sought after village of Barton Seagrave and is a stones throw away to a wealth of amenities, a post office, a local bus route and Wicksteed Park. The property is offered to the market with no onward chain and comprises a bay fronted living room, kitchen/ breakfast room, two bedrooms, a shower room and a separate w/c. Outside, the mature rear garden offers an array of colourful flower beds, established trees and is mostly laid to lawn with a paved patio area. To the front of the property, you will find a low maintenance paved frontage and off road parking for up to two vehicles.

Entry to the property is gained via the entrance hall and gives access to all accommodation. The spacious living room offers a feature fireplace and dual aspect views, with a bay window to the front aspect. The kitchen comprises eye and base level units, space for appliances, as well as plenty of room to accommodate a breakfast table and chairs. There is also access out to the rear garden. Both bedrooms are positioned to the side elevation, one of which is versatile in use and enjoys views and access of the rear garden via double French doors. The bathroom is complete with a four-piece suite comprising a shower cubicle, bath, low level w/c and a pedestal wash hand basin. A separate w/c and a built-in storage cupboard concludes the accommodation.

COUNCIL TAX BAND- C  
EPC RATING- B/C



#### Living Room

14'4" x 12'4" (4.37 x 3.77)

#### Kitchen/ Breakfast Room

18'8" x 9'4" (5.69 x 2.86)

#### Bedroom

12'2" x 11'6" (3.72 x 3.52)

#### Bedroom/ Dining Room

19'8" x 8'9" (6.01 x 2.69)

#### Bathroom

8'9" x 5'8" (2.69 x 1.74)

#### Guest WC

6'6" x 2'11" (1.99 x 0.91)

