



**£280,000**

37 Fitzwilliam Drive Barton Seagrave NN15 6RG



**Carter Williams**  
Estate and Letting Agents





Nestled in a quiet cul-de-sac location, this beautifully presented three-bedroom dormer-style property offers spacious and versatile accommodation, making it the perfect choice for families. Boasting a generous driveway providing ample off-road parking for multiple vehicles, this home combines comfort, practicality, and excellent local amenities.

Upon entering the property, you are welcomed by a porch that leads into a bright and inviting entrance hallway with stairs to the first floor. To the rear of the home, you'll find a spacious open-plan living and dining area that flows seamlessly into a charming conservatory—ideal for entertaining or relaxing with views of the garden. The L-shaped kitchen offers plentiful workspace and storage, along with direct access to the rear garden.

There is also an integral garage with both a front-facing garage door and a convenient internal door accessible from the hallway, offering great potential for additional storage or conversion (subject to planning).

Upstairs, the property features three well-proportioned bedrooms. Bedrooms one and two benefit from built-in storage, providing a practical solution for family living. The stylish bathroom comprises a modern three-piece suite, including a walk-in double shower, WC, and hand wash basin.

Externally, to the rear, a larger-than-average garden offers a wonderful outdoor space for all seasons. It includes a paved patio area perfect for alfresco dining, a well-maintained lawn, storage shed, greenhouse, and even a vegetable patch. A spacious garden shed at the foot of the garden could easily be transformed into a summer house or home office. The garden is fully enclosed with fencing and has secure gated access to the front of the property.

Conveniently located close to local shops, well-regarded schools, and excellent public transport links, this property provides easy access to everything a family needs.

Benefits of this property include, cul-de-sac location, spacious driveway for multiple vehicles, open-plan living/dining room with access to conservatory, modern kitchen with garden access, stylish bathroom with walk-in shower, larger than average rear garden, integral garage with internal access, close to schools, shops, and transport links.

Beautifully decorated throughout

, this charming and well-maintained home truly must be viewed to be fully appreciated. Perfect for families seeking space, convenience, and a welcoming community environment. Contact Carter Williams today.

Council Tax Band: B

EPC Rating: E







Living/ Dining Room 6.30m (20' 8") Max x  
3.71m (12' 2") Max

Conservatory 2.90m (9' 6") x 2.85m (9' 4")

Kitchen 5.51m (18' 1") x 2.74m (9' 0")

Bedroom 3.74m (12' 3") x 3.39m (11' 1")

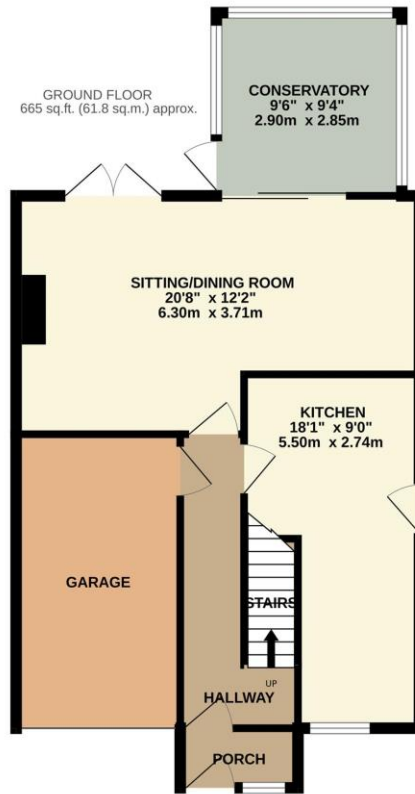
Bedroom 3.39m (11' 1") x 2.70m (8' 10")

Bedroom 3.73m (12' 3") x 1.88m (6' 2")

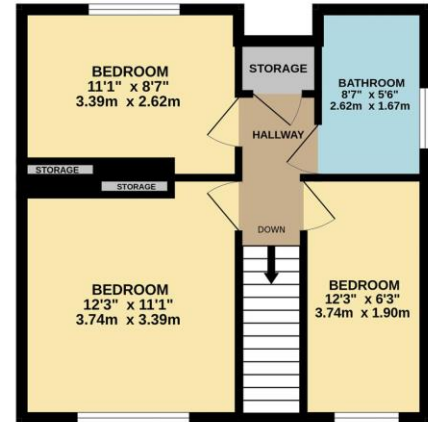
Bathroom 2.62m (8' 7") x 1.68m (5' 6")







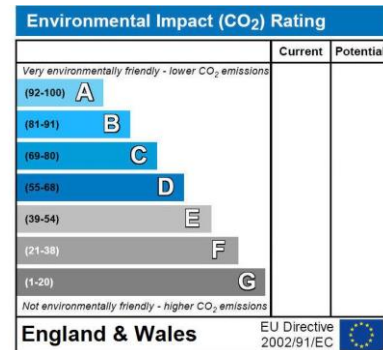
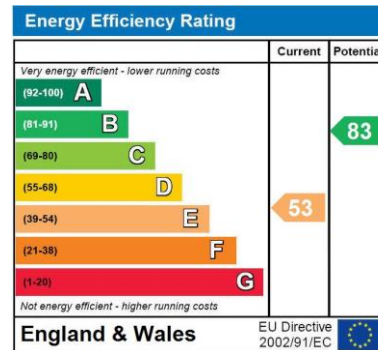
**1ST FLOOR**  
418 sq.ft. (38.9 sq.m.) approx.



**TOTAL FLOOR AREA:** 1083 sq.ft. (100.6 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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