



31 Grimsthorpe Avenue  
Barton Seagrave, NN15 5ZG



**Simpson & Partners**

Nestled within a serene neighbourhood, is this two-bedroom semi-detached home that was built by Barratt Homes in 2018. The property exudes curb appeal with its charming exterior and the added convenience of off road parking to the side of the property.

Upon entering, one is immediately welcomed by the warmth of the gas radiator central heating and the ambient light filtering through the UPVC double glazing that adorns the residence. The heart of the home is the modern fitted kitchen, boasting sleek stainless steel appliances seamlessly integrated to cater to culinary adventures.

The living space, extending to a generous 16', is designed for both relaxation and entertainment. It seamlessly blends indoor comfort with outdoor allure through its elegant French doors. These doors open to reveal a Westerly facing rear garden that captures the golden hues of the setting sun. The garden itself is a tranquil oasis, complete with a paved seating area for alfresco dining and a garden shed for additional storage.

Upstairs, the property presents two well proportioned double bedrooms, each a sanctuary of peace and relaxation. Complementing these restful retreats is a chic modern white three-piece bathroom suite.

The current owner was captivated not only by the home's tangible features but also by the intangible sense of community and safety that the neighbourhood provides—a priceless quality that transforms this house into a true home.

Price £230,000



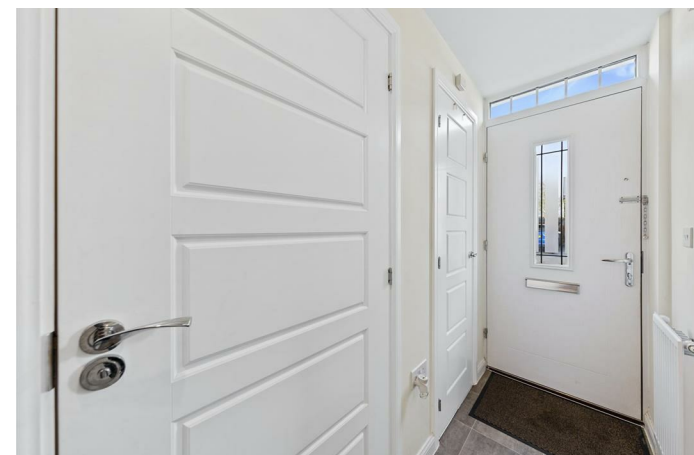
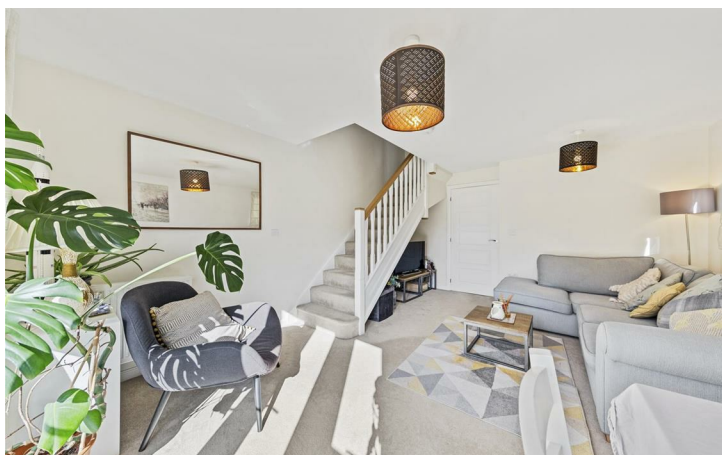
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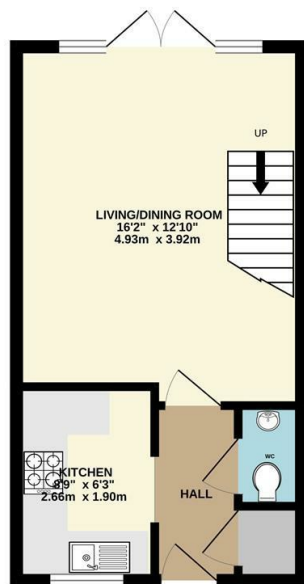
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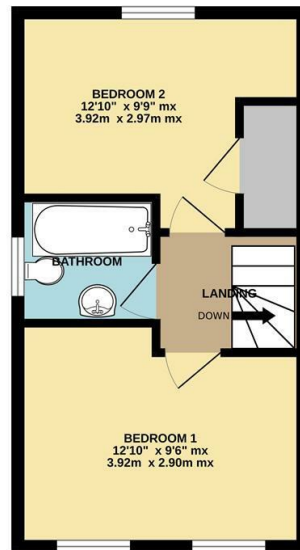
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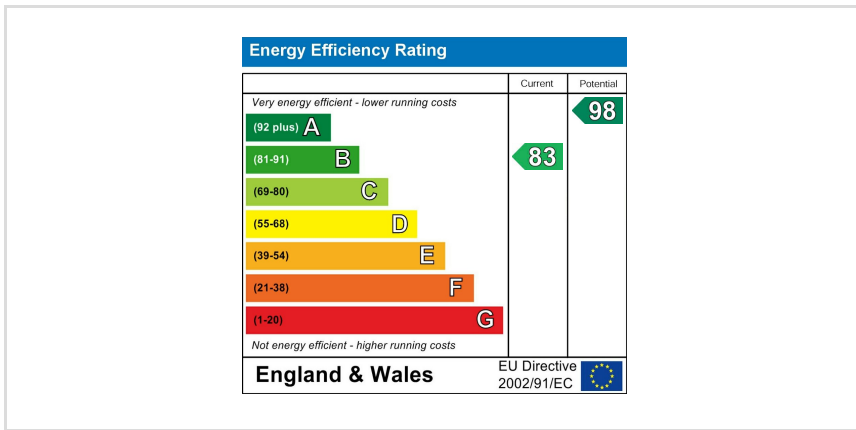
GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.  
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