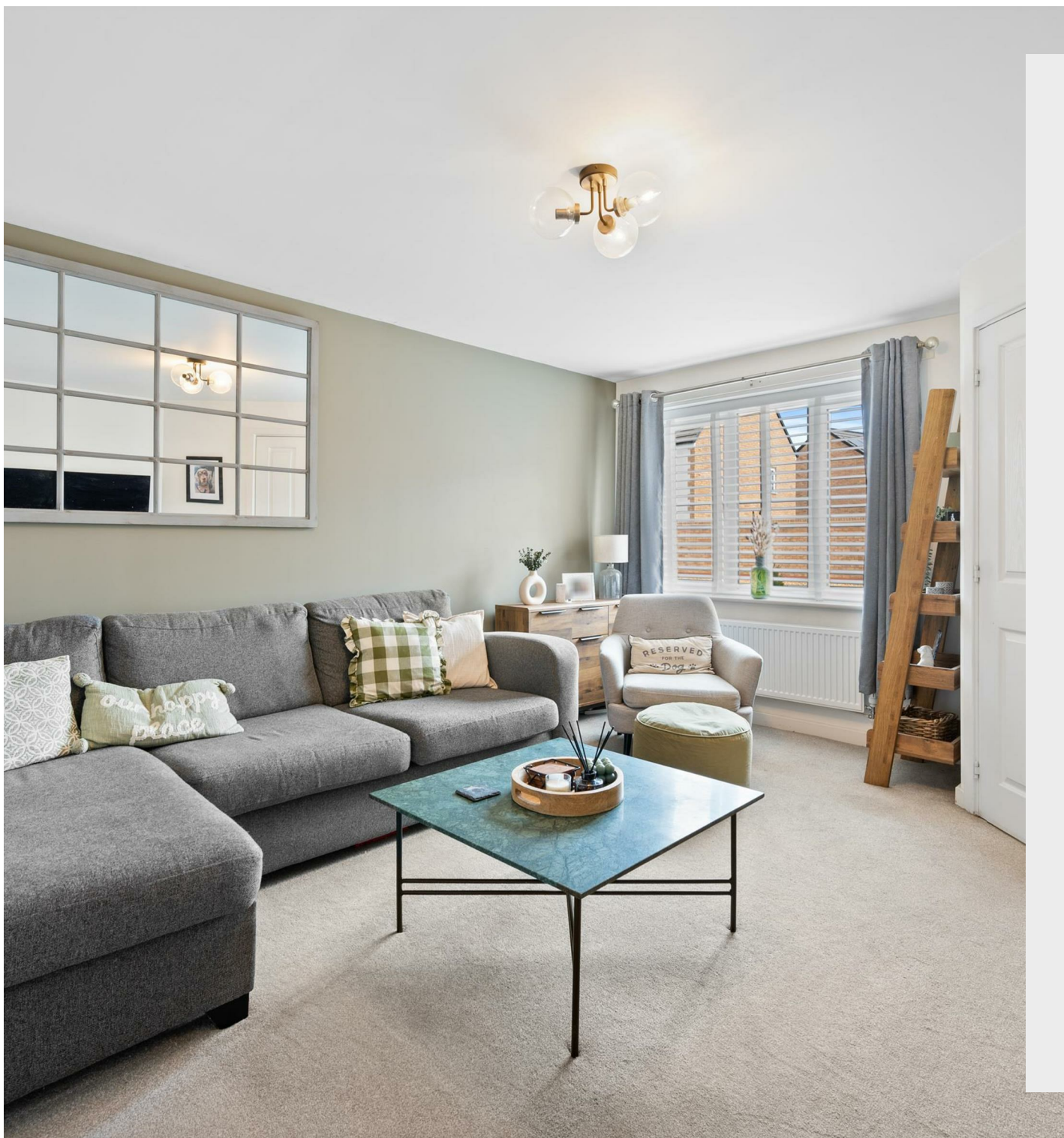




8 Stockburn Road
Barton Seagrave, NN15 6RP



Simpson & Partners



Located on the popular Stockburn Road in the sought after Barton Seagrave, this beautifully presented semi-detached property offers modern living, generous space, and a fantastic garden.

Upon entering the property, you will find a welcoming entrance hall with handy w/c. There is a large living room, that provides a bright and comfortable space to relax, while the stylish kitchen/ diner boasts integrated appliances and ample space for family meals. Patio doors lead directly out to the rear garden, creating a wonderful indoor-outdoor flow.

Upstairs, you'll find three well proportioned bedrooms, including a master with ensuite. A modern family bathroom serves the remaining bedrooms.

The property enjoys a generous rear garden with large patio area, ideal for summer barbeques and entertaining. Parking is available at the side of the property.

** Estate management charge is currently £210 PA.

 3

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£270,000

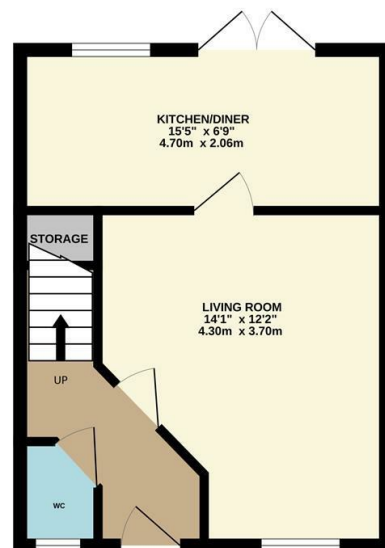




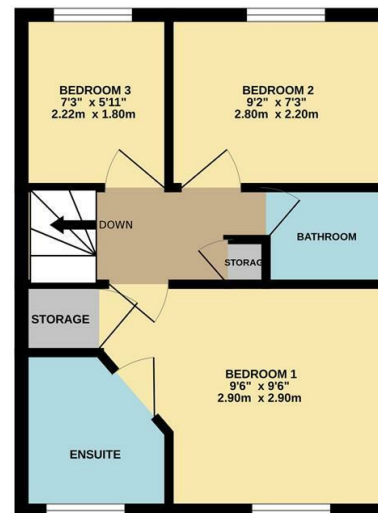




GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.

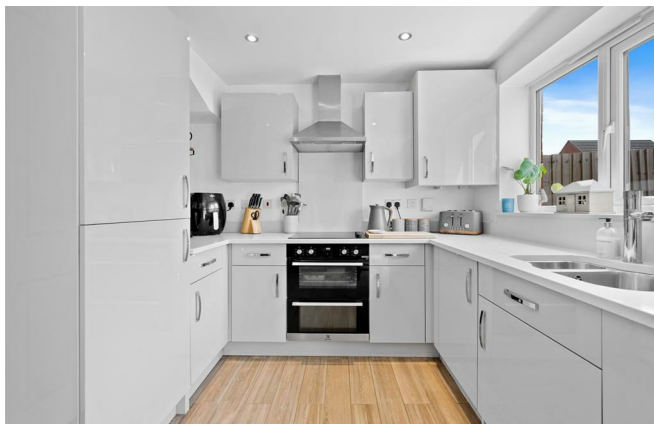


1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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