

4 Grosvenor Road  
Barton Seagrave  
NN15 6TF

£325,000



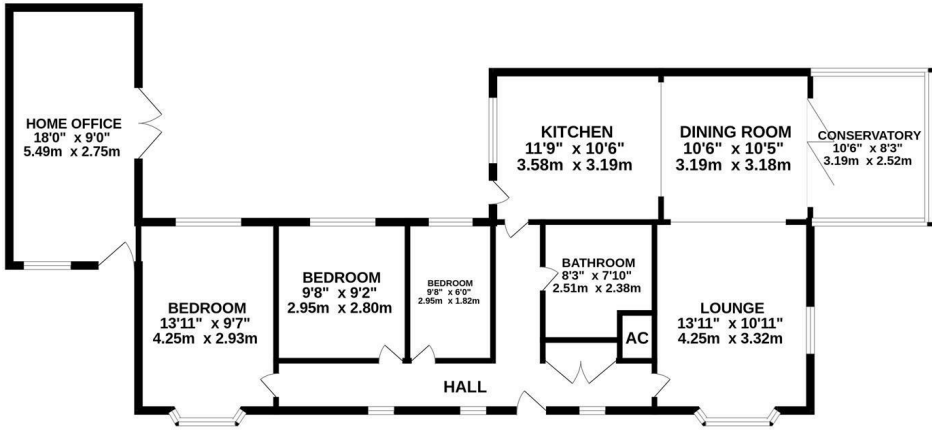
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
1106 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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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## AT A GLANCE...



Open Planned  
Lounge/Kitchen/Diner/Conservatory



Kitchen with Integrated  
Appliances



Three Well Proportioned Bedrooms



Modern Family Bathroom



Side Garden Laid to Lawn & South-  
Facing Courtyard Garden



Off-Road Parking for Multiple  
Vehicles





# WHAT'S GREAT?

**\*\* NO ONWARD CHAIN \*\***

Situated in the sought-after village of Barton Seagrave, this beautifully extended three-bedroom detached bungalow offers spacious and versatile living, complete with off-road parking for multiple vehicles.

Upon entering, the welcoming hallway leads to three well-proportioned bedrooms, all serviced by a modern family bathroom, featuring a stylish P-shaped bath with shower over. The heart of the home is the open-plan kitchen/diner/family room, boasting a range of built-in appliances and bi-folding doors that open into the conservatory, creating a seamless indoor-outdoor flow. The lounge area is enhanced by a charming log burner, perfect for cozy evenings.

The former garage has been thoughtfully converted into a home gym, offering flexibility for use as a home office, playroom, or additional living space.

Externally, the property benefits from a side garden laid to lawn with a gravel seating area, as well as a south-facing courtyard, featuring block paving and a built-in seating area, ideal for outdoor entertaining.

This fantastic bungalow offers a perfect balance of modern living and practicality in a desirable location. Viewing is highly recommended. Please call Oscar James to book yours TODAY!

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# SELLER'S SECRET

We have loved living here, the open living has been great for us as we love hosting and this is a great home for entertaining! We're now looking to go travelling which is the reason why we're selling.



## Why we like it....

A great property situated in a fantastic location with a wrap around private garden. This will make a fabulous home for someone new!

# OSCAR JAMES

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To buy or not to buy....

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