



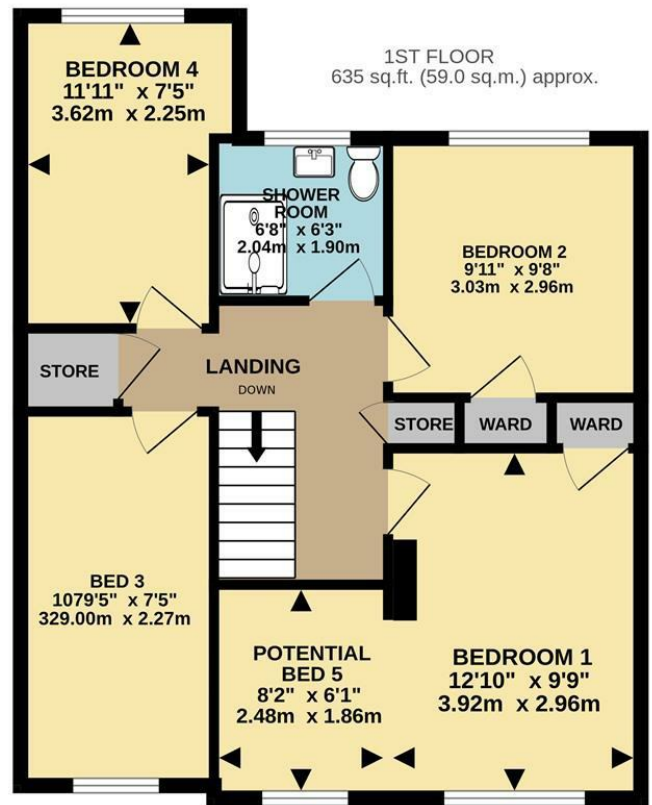
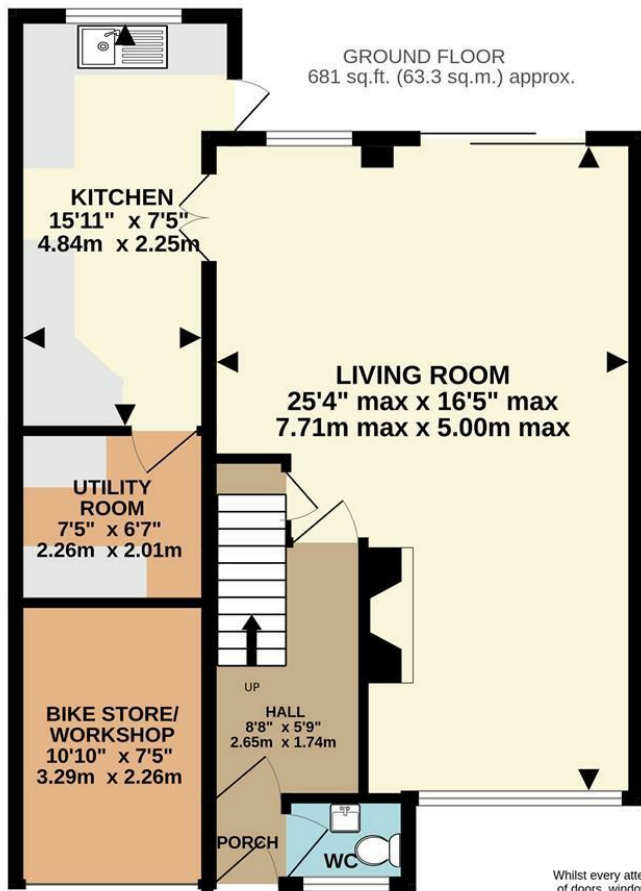
## 36 Bedford Close, Barton Seagrave, NN15 6TQ

Asking Price £365,000

A spacious 4/5 bedroom detached house, extended on the ground and first floors to provide extensive and adaptable accommodation, ideal for a growing family. There is scope to create a ground floor bedroom if needed. The main bedroom is essentially two rooms combined into one large room, with a maximum width of 5m and a depth of 3.93m. The area shown on the floor plan as potential bedroom 5 could also be relatively easily converted into an en-suite, if preferred. At present, you will find 4 DOUBLE bedrooms, good storage, and a shower room on the first floor, while on the ground floor, a spacious hall leads to a generously sized double-aspect living room overlooking the rear garden. There is a well-fitted kitchen complete with a large pantry cupboard and a really useful utility room, as well as a ground floor WC. To the front of the property is off-road parking for two cars, and a gated side access leads to a delightful rear garden with a large raised deck, lawn, mature borders, which is not overlooked from behind, and is west-facing. The garage door at the front leads to a workshop/bike store. Barton Seagrave is a highly sought-after residential area. Bedford Close is within a short walk of all grades of schooling. Polwell Lane, where bus services run, is a short walk via Cavendish Close and Rainbow Walk.

**Tenure: Freehold**  
**Energy Rating: D**  
**Council Tax Band:**

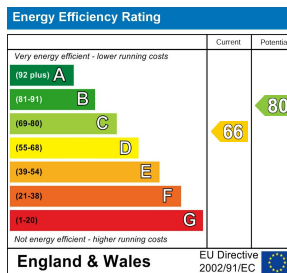
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TOTAL FLOOR AREA : 1315 sq.ft. (122.2 sq.m.) approx.

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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- Spacious detached house with 4 double bedrooms and loads of potential
- Gas central heating, PVC double glazing, west facing rear garden not overlooked from behind
- Parking for 2 cars, bike store would easily convert to ground floor bedroom
- Potential to create fifth bedroom or en suite from area within master bedroom
- Ground floor WC, separate utility room. Modern fitted kitchen with large pantry cupboard
- Delightful garden not overlooked from behind. Short walk from schools



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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