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Grimsthorpe Avenue, Barton Seagrave

Offers over £290,000 Freehold

BELVOIR!



Key Features

- > Three/Four Bedrooms
- > Breakfast Kitchen
- > Garage & Off Road Parking
- > Tenure: Freehold
 - > EPC Rating B
 - > Council Tax D



Deceptively spacious three/four bedroom family residence provides versatile & flexible accommodation over three floors designed perfectly for modern life.

The inviting living breakfast kitchen offers ample space for both dining & relaxing, fully fitted & integrated kitchen with box bay French doors bringing the kitchen & garden together. A study/fourth bedroom, WC & storage cupboard make up the ground floor.

The 17.7 ft living room is located on the first floor with dual windows overlooking the garden, the master bedroom is ideally placed on the first floor providing comfort & security knowing the children are sleeping overhead. The master bedroom is spacious enough for a super king size bed & wardrobes as the first & second floor enjoy the extra space provided by the flying freehold.



The second floor is ideal for the children with two double bedrooms, family bathroom & spacious landing perfect for creating a study space or more room to play.

Externally you will find a small low maintenance frontage with the garage & off road parking located close by under a coach house.

The rear garden is fully enclosed & mainly laid to lawn with two patios.

Entrance Hall

Double glazed door to front, laminate to flooring, storage cupboard housing boiler, stairs rising to first floor.

Study/Bedroom Four

2.79m x 1.86m (9.2ft x 6.1ft)

Double glazed window to front, carpet to flooring, radiator, internet point.

Dining Kitchen

7.18m x 3.89m (23.6ft x 12.8ft)

Double glazed box bay French doors. Kitchen comprising of wall and base units, wooden effect work surfaces over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, electric oven, electric four ring hob, cooker hood over, stainless steel bowl and half sink with drainer, tiled splash back, laminate to flooring, radiator, storage cupboard.

Cloakroom

1.64m x 0.84m (5.4ft x 2.8ft)

Low level WC, pedestal wash hand basin, radiator, vinyl to flooring, tiled splash backs.

First Floor Landing

Carpet to flooring, radiator, storage cupboard, stairs ascending to second floor, stairs descending to ground floor.

Living Room

5.41m x 4.13m (17.7ft x 13.5ft)

Two double glazed windows to rear, carpet to flooring, media centre, radiator.





Bedroom One

5.39m x 3.07m (17.7ft x 10.1ft)

Two double glazed windows to front, carpet to flooring, radiator.

En-Suite

2.17m x 1.6m (7.1ft x 5.2ft)

Double shower enclosure, main shower, low level WC, pedestal wash hand basin, part tiled walls, shave point, extractor, radiator.

Second Floor Landing

Carpet to flooring, loft access, radiator, stairs descending to ground floor.

Bedroom Two

5.45m x 3.49m (17.9ft x 11.4ft)

Two double glazed skylights to rear, carpet to flooring, airing cupboard, radiator.

Bedroom Three

5.45m x 2.81m (17.9ft x 9.2ft)

Double glazed skylight to front, double glazed window to front, carpet to flooring, storage cupboard, radiator.

Bathroom

1.95m x 1.72m (6.4ft x 5.6ft)

Panelled bath, mains shower over, mixer tap, low level WC, pedestal sink, heated towel rail, extractor fan, vinyl to flooring.

External

Front - Gravelled frontage, slabbed pathway, access to the rear garden via flying freehold.

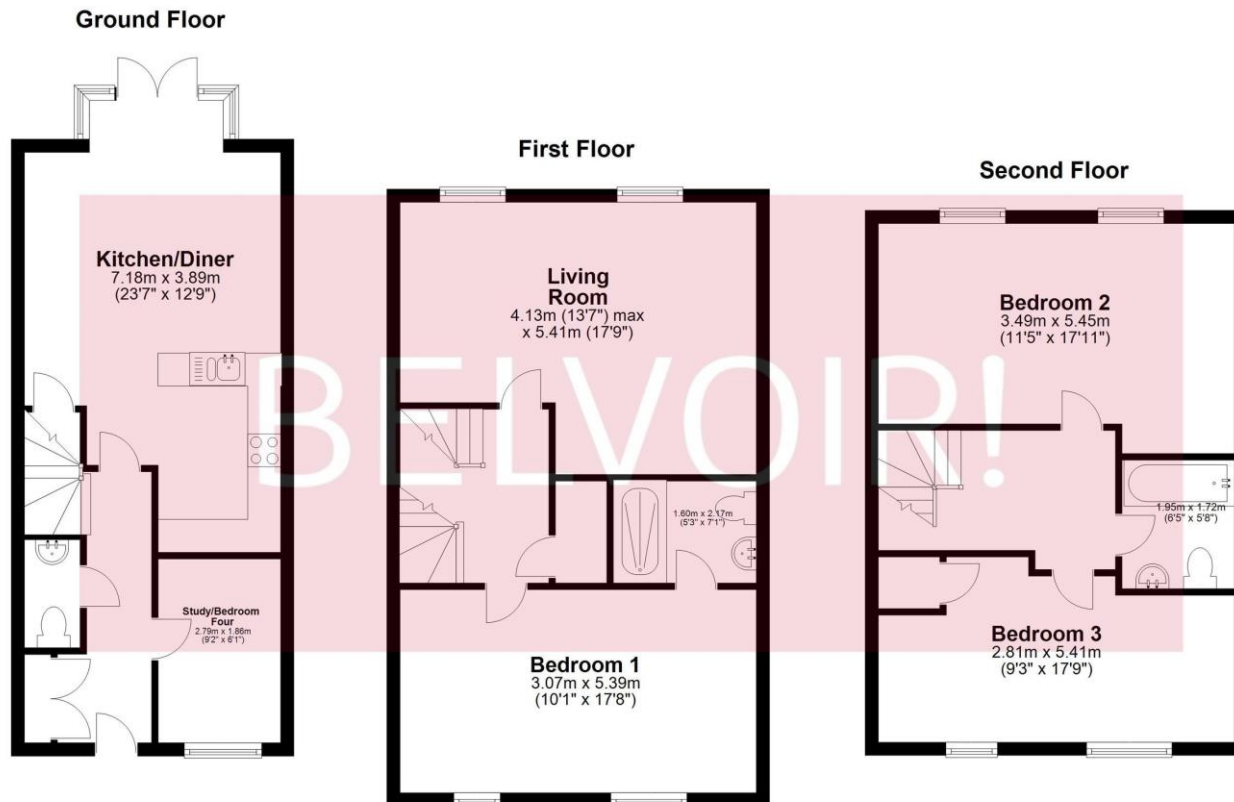
Rear - Mainly laid to lawn, fully enclosed, slabbed patio, raised patio to rear.

Agents Notes

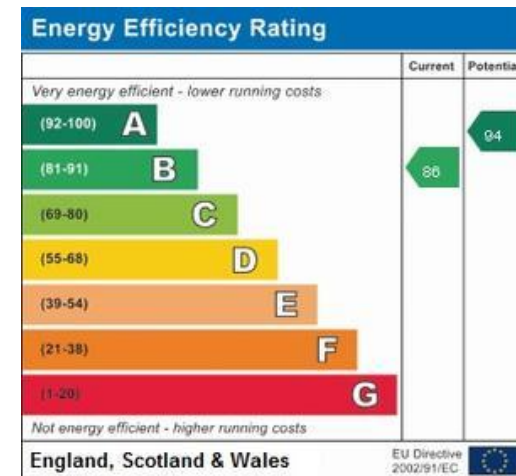
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Plan produced using PlanUp.



Contact us today to arrange a viewing...

BELVOIR!

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