



Linnet Drive, Barton Seagrave **Freehold** £280,000 O.I.E.O.

**Pattison
Lane**

Key Features

 3  1  D  C

- Three Bedroom Semi Detached
- Driveway
- Garage & Carport
- NO ONWARD CHAIN
- Lounge & Dining Room

This extended three bedroom semi-detached home is located in the ever popular Barton Seagrave and is offered to the market with NO ONWARD CHAIN. Highlights include; an open plan kitchen breakfast and family room, a beautiful landscaped rear garden, a garage, a car port and a driveway.



ENTRANCE PORCH

Reached via sliding doors. Main front door into:

HALLWAY

Stairs rising to first floor landing.

LOUNGE 11'5 max x 12'3 (3.47m x 3.73m)

Window to front aspect. Gas fire with stone surround. Wall lighting. Open to:

DINING ROOM 11'10 x 10'10 (3.60m x 3.30m)

French style doors opening into the Kitchen / Breakfast / Family room. Gas fire. Wall lighting.

FAMILY ROOM AREA OPEN TO KITCHEN AREA 17'2 x 8'4 (5.23m x 2.54m)

Window to rear aspect. Wall lighting. Sliding doors opening to the rear garden.

KITCHEN AREA OPEN TO FAMILY ROOM 8' x 7'5 (2.43m x 2.26m)

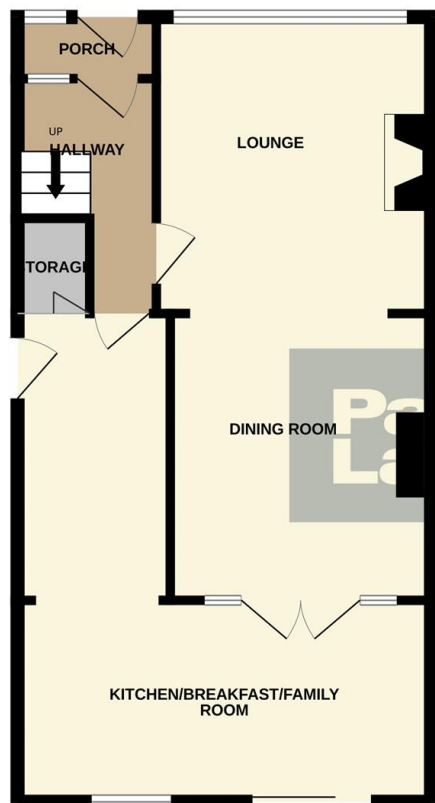
Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds, Sink and drainer unit with mixer tap over. Integrated eye level double oven. Inset hob. Plumbing and space for dishwasher and washing machine. Space for tumble dryer. Under stairs storage cupboard. Door to side aspect.

FIRST FLOOR LANDING

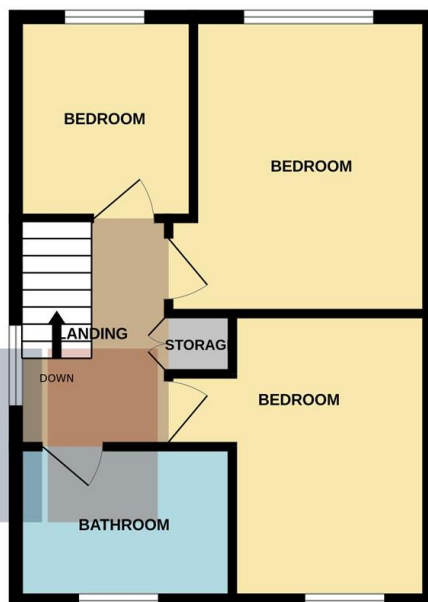
Window to side aspect. Storage cupboard. Doors to bedrooms and bathroom.



GROUND FLOOR



1ST FLOOR



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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BEDROOM ONE 10'11 x 12'3 (3.32m x 3.73m)
Window to front aspect.

BEDROOM TWO 11'11 x 11' max plus recess (3.63m x 3.35m)
Window to rear aspect.

BEDROOM THREE 7'4 x 8'4 (2.23m x 2.54m)
Window to front aspect.

BATHROOM
Suite comprising a panelled bath with shower over, wash hand basin and WC. Window to rear aspect.

OUTSIDE

FRONT GARDEN
Hard standing frontage which can be used as a driveway and is enclosed by low level brick walling.

DRIVEWAY / CARPORT / GARAGE
Driveway to the front of the property with a car port to the side. Garage is access via the car port with a personal door into the rear garden.

REAR GARDEN
Beautifully maintained garden with paved patio / seating area, laid to lawn with established shrubs and planted borders and a pathway leading to a raised decked seating area. Access to the garage.

To view this property call Pattison Lane on:
01536 524425

Selling your property?



SCAN ME

Contact us to arrange a **FREE** home valuation.

 01536 524425

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