



Claydon Avenue, Barton Seagrave **Freehold** £285,000

**Pattison  
Lane**



# Key Features

 3  2  B  D

- Three Bedroom End Terrace Town House
- Off Road Parking
- En Suite To Master Bedroom
- Downstairs WC
- Study

10 out of 10! We award top marks for the condition and presentation of this stunning town house. Highlights include; covered off road parking, a study, an en-suite to the master bedroom, a well maintained rear garden and three double bedrooms. Viewing advised.





## ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing. Door to utility cupboard.

## CLOAKROOM

Suite comprising wash hand basin and WC. Window to side aspect.

## STUDY 7'10 x 6'5 (2.38m x 1.95m)

Window to front aspect.

## KITCHEN 10'1 x 6'5 (3.07m x 1.95m)

Fitted with a range of units to base and wall with contrasting work surfaces over and rising upstands. Sink and drainer unit with mixer tap over. Integrated eye level double oven. Inset hob with cooker hood over. Under unit down lighting. Under stairs storage cupboard. Window to side aspect.

## FAMILY / DINING AREA 13'8 plus bay x 15' (4.16m x 4.57m)

French style doors opening to the rear garden. Bay window to side aspect.

## FIRST FLOOR LANDING

Stairs rising to second floor. Doors to lounge, bedroom three and bathroom.

## LOUNGE 13'8 x 11' (4.16m x 3.35m)

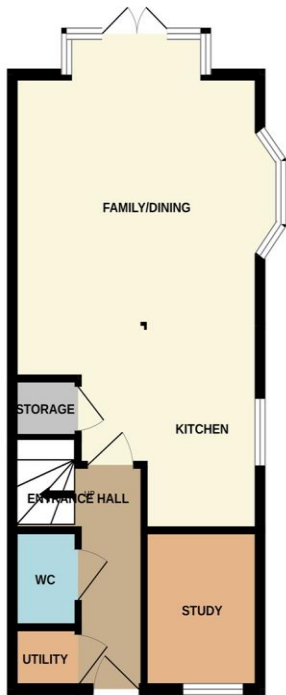
Windows to rear and side aspect.

## BEDROOM THREE 13'8 x 9'10 (4.16m x 2.99m)

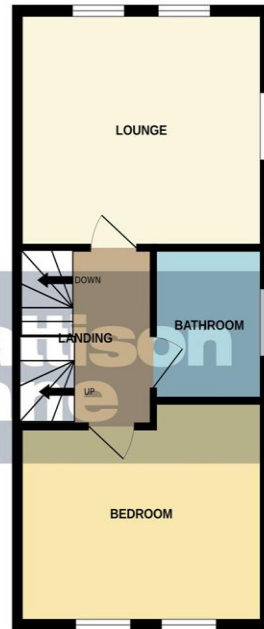
Windows to front aspect.



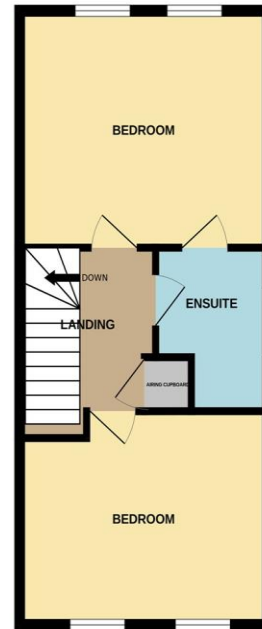
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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### BATHROOM

Suite comprising a panelled bath, wash hand basin and WC. Frosted window to side aspect.

### SECOND FLOOR LANDING

Doors to bedroom one, bedroom two. Airing cupboard.

### BEDROOM ONE 13'8 x 11' (4.16m x 3.35m)

Windows to rear aspect. Door to en suite.

### EN SUITE

Suite comprising a large shower enclosure, wash hand basin and WC. Frosted window to side aspect.

### BEDROOM TWO 13'8 x 10' (4.16m x 3.04m)

Windows to front aspect.

### OUTSIDE

#### FRONT GARDEN

Manicured frontage with shrubs, lawn and decorative stone.

#### DRIVEWAY

To the side of the property.

#### REAR GARDEN

Enclosed garden with laid to lawn and a paved patio / seating area.

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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