



Barton Road, Barton Seagrave **Freehold** £425,000 O.I.E.O.

**Pattison  
Lane**



# Key Features



- Four Bedroom Cottage With Historic Charm
- Garage (Converted) & Driveway for Multiple Vehicles
- Grade II Listed Home
- Spacious Living
- Utility Room

Forty-five Barton Road is a magnificent property, beautifully extended to blend its historic charm with contemporary living. Nestled in a highly sought-after location, this property offers an expansive ground floor designed for both grand entertaining and cozy evenings.

The heart of the home is the impressive lounge, featuring bi-folding doors that open directly onto the garden, creating a seamless connection between indoor and outdoor spaces. The large kitchen and dining area truly radiates character, providing a perfect hub for family life. For those quieter moments, a separate, cozy living room with a wood-burning stove offers a warm and inviting retreat.





Adding to the home's exceptional versatility is a ground-floor bedroom with a stunning mezzanine level and an en-suite wet room, offering a unique and private space for guests or family.

Outside, the home sits on a substantial plot with generous parking for multiple vehicles. The converted garage offers a flexible space, ideal for a home gym, private office, or artist's studio. This property is a rare find, seamlessly combining period elegance with modern functionality. A viewing is highly recommended to fully appreciate its unique appeal.

The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 15'3 x 14'10 (4.64m x 4.52m)

KITCHEN / DINING ROOM 18'9 max x 10'10 (5.71m x 3.30m)

UTILITY ROOM

BOOT ROOM

LOUNGE 17'5 x 16'3 (5.30m x 4.95m)

GROUND FLOOR BEDROOM 10'10 x 16'2 (3.30m x 4.92m)



GROUND FLOOR

1ST FLOOR



STUDY LEADING FROM GROUND FLOOR  
BEDROOM

WET ROOM 4' x 4' (1.32m x 1.32m)

FIRST FLOOR LANDING

BEDROOM 8'8 max x 14'10 (2.64m x 4.52m)

BEDROOM 10'11 x 10'11 (3.32m x 3.32m)

BEDROOM 11'4 max x 8'6 (3.45m x 2.59m)

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

To view this property call Pattison Lane on:  
**01536 524425**







# Selling your property?

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

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