



**Grimsthorpe Avenue, Barton Seagrave, NN15 5ZG**

**£220,000**

**\* IDEAL MODERN TWO DOUBLE BEDROOM STARTER OR INVESTMENT PROPERTY \* IMMACULATE INTERIOR THROUGHOUT \* KITCHEN WITH INTEGRATED APPLIANCES \* COMFORTABLE LOUNGE AREA \* TWO DOUBLE BEDROOMS \* GOOD SIZED REAR GARDENS**



# 21 Grimsthorpe Avenue, Barton Seagrave, NN15 5ZG

An immaculate two double bedroom starter or investment property which is situated close to Barton Seagrave village centre which provides many amenities and good schooling. The interior of the property is well proportioned and is arranged across two floors and is immaculately presented throughout. The rear gardens are a good size and there is allocated parking adjacent to the property.

Adjacent to the property for two to three vehicles

## ENTRANCE HALL

Door to cloakroom, storage cupboard. door to lounge area and kitchen

## CLOAKROOM WC

Low level wc, wash hand basin

## KITCHEN 9'2" x 6'2" max (2.8 x 1.9 max)

Double glazed window to front aspect, a range of matching wall and base units with work surfaces over, ceramic hob, electric oven, fridge freezer, plumbing for washing machine and dishwasher

## LOUNGE DINING ROOM 15'8" x 12'9" max (4.8 x 3.9 max)

Double glazed doors to rear gardens, stairs to first floor, carpeted flooring

## FIRST FLOOR LANDING

Loft access, carpeted flooring

## BEDROOM ONE 8'10" x 12'1" max (2.7 x 3.7 max)

Double glazed windows, carpeted flooring, fitted wardrobes

## BATHROOM

Matching white bathroom suite with tiled surrounds

## BEDROOM TWO 9'2" x 12'9" max (2.8 x 3.9 max)

Double glazed window, carpeted flooring,

## REAR GARDENS

Laid to lawn, fully enclosed by panel fencing, gated side access to parking area

## PARKING





