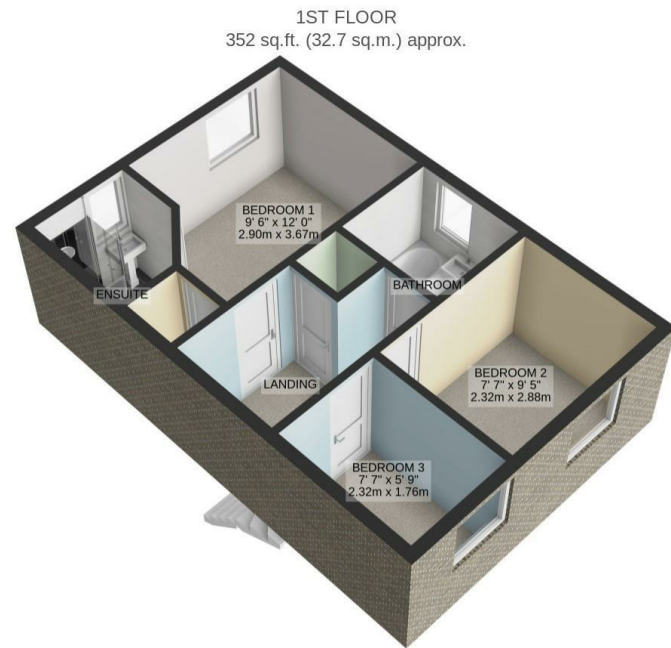


Stockburn Road, Barton Seagrave NN15 6RP



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.



Stockburn Road, Barton Seagrave NN15 6RP

- Three bedrooms
- Beautifully presented throughout
- Ample Parking
- Westerly aspect rear garden
- A must view property

PRICE
£265,000
CHAIN FREE

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE *** NO CHAIN ** Viewing is recommended within this immaculately presented THREE BEDROOM semi-detached home with ample parking and Westerly facing rear garden. Built c. 2021 with full N.H.B.C Warrant and located sought-after modern development of Cranford Chase, Barton Seagrave. Entrance Hall, cloakroom W.C., Lounge/sitting room and Kitchen/dining. Landing bathroom and three bedrooms with en-suite to Master.

£225 per year for Maintenance to Company called Ground Solutions.

Approx. floor area 743 sq.ft (69 sq.m)

RECEPTION HALL

Via opaque double glazed panelled door, with further doors to Cloakroom/Wc and Lounge/sitting room, double power point and stairs raising to first floor landing

CLOAKROOM/WC

Comprising of close coupled Wc, corner wash hand basin with tiled surrounds single panelled radiator and opaque double glazed window to front

LOUNGE/SITTING ROOM

14'3" x 12'0" (4.36m x 3.67m)
Having double glazed window to front (East) with single panelled radiator under, under stairs storage cupboard and further to Kitchen/Dining Room

KITCHEN/DINING ROOM

8'9" x 15'2" (2.69m x 4.64m)
The kitchen area offering a range of high gloss, soft close high and base level cupboard units with drawer space and work tops with tiled surrounds, built in hob, oven and extractor, further appliance space including plumbing for automatic washing machine and area for tall fridge/freezer, single drainer sink unit with mixer tap and Upvc double glazed window to rear garden, ceiling spot lights, open plan to dining area having single panelled radiator and French style double glazed double doors offering outlook and access to Westerly aspect rear garden

LANDING

Having panelled doors to Three Bedrooms, Bathroom and shelved cupboard, double power point and loft hatch to boarded loft space

BEDROOM ONE

9'6" x 12'0" (2.90m x 3.67m)
Having double glazed window to front having single panelled radiator under, door to over stairs cupboard and further panelled door to En-suite

EN-SUITE

Comprising close coupled Wc, pedestal wash hand basin and shower cubicle, all having tiled surrounds, opaque double glazed window to front, heated towel rail/radiator

BEDROOM TWO

7'7" x 9'5" (2.32m x 2.88m)
currently being used as a dressing room, having double glazed window to front and radiator under

BEDROOM THREE

7'7" x 5'9" (2.32m x 1.76m)
Currently used as a study/games room, having double glazed window to rear and radiator

BATHROOM

Three piece suite comprising close coupled Wc, pedestal wash hand basin and panelled bath all having tiled surrounds, opaque double glazed window to side and radiator

OUTSIDE FRONT

Small front garden area and path to entrance door, side driveway providing parking for several vehicles and gate to rear garden

OUTSIDE REAR

The rear garden enjoys a Westerly aspect, having immediate paved patio area stepping onto a larger grassed area and enclosed via timber panelled fencing

MAINTENANCE CHARGE PA

225 per year for Maintenance to Company called Ground Solutions



call to view 01536 418100

