



Total area: approx. 158.7 sq. metres (1707.9 sq. feet)



22 Park View, Barton Seagrave, NN15 6WP

£535,000

Is This The Ultimate Family Home ! This outstanding detached family home built by renowned builders "Redrow" offers an abundance of family living space and boast the most impressive garage conversion with its own bar. Park View is a peaceful & quiet Cul-de-sac situated on the sought after Redrow development in Barton Seagrave, close to Wicksteed Park, Barton Hall and many schools, making it an ideal location for families. With open Parkland on your doorstep and views over the local allotments you really get a feel of countryside and openness which is rare to find on a modern housing development.

Boasting over 1700 square feet on accommodation you immediately enter into a large entrance hall with smart Karndean s flooring, which flows throughout the whole of the ground floor. The spacious open-plan kitchen diner measures over 19ft in length and offers a stylish kitchen with integrated appliances and French doors onto the garden. A home office, separate utility room and WC complete the ground floor. Continuing upstairs you have a large landing with light flooding in from the large window and 4 double bedrooms with the master bedroom benefitting from a luxury en-suite shower room and bedroom 2 also benefitting from another en-suite. The remaining 2 double bedrooms have the use of the smart family bathroom offering amazing convenience for modern family life. To the front there is an open plan lawn garden and double width driveway providing good off road parking. To the rear is a good sized family garden which is mainly laid to lawn with 2 patio areas, gated side access and a timber shed.

With its brilliant games room, home office, 2 en-suites and 4 double bedrooms this really is a remarkable family home

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Note*** This home has the usual benefits of a modern home such as UPVC double glazing & gas radiator central heating but also has solar panels installed which are a great benefit and offer reduced energy bills



Entrance Hall
Games Room (Double Garage Conversion)
16'6 max x 15'7

Lounge
16'6 x 11'7

Ground Floor WC
5'8 x 3'3

Home Office
9'7 x 8'3

Kitchen/Diner
19'4 max x 13'5 max



Utility Room
8'3 x 4'7

Landing

Master Bedroom
13'1 x 11'7

En-Suite
9'6 x 6'1

Bedroom 2
13'8 x 10'6

En-Suite
6'2 x 5'7



Bedroom 3
11'4 x 8'9

Bedroom 4
10'5 max x 9'3

Family Bathroom
8'1 x 5'9



Tenure: Freehold
Council Tax Band: E

Viewing strictly by
appointment with
Hawksbys on 01933
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

