



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Woodland Avenue, Barton Seagrave NN15

"Impressive floor show!"

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"Impressive floor show!"

A smile will spread across your face when you walk across the threshold of the beautiful black Georgian front door into this pristine detached home situated in the heart of Barton Seagrave. The first class accommodation flows throughout one level and you can expect to see an open plan, modern fitted kitchen opening into the dining room and a very comfortable living room. There are two double sized bedrooms and modern fitted shower room. Secure gates to the side lead to a private driveway with space for two cars and a single garage. Further benefits include UPVC double glazed windows, gas central heating, a large loft space with potential to extend upwards, subject to planning permission and very private and secluded gardens. Definitely designed for life.

- Gas central heating
- UPVC Double glazed windows
- Kitchen/Dining Room - a free flowing space with a modern range of base and eye level cupboards and drawers, single bowl and drainer, ceramic tiled splashbacks, roll top worksurfaces, recessed space for washing machine and tumble dryer, fridge will remain, attractive Oak grain effect flooring.
- Living Room - feature living flame coal effect gas fire set within a feature fireplace
- Principal Shower Room - suite comprising of shower enclosure with electric shower, low level WC and wash hand basin set within a vanity unit with fitted furniture, ceramic tiled walls to full height, ceramic tiled flooring, chrome heated towel rail.

There are two good sized double bedrooms the main bedroom with built in wardrobe. All carpets, blinds and curtains will remain.

A very secure rear garden, large timber double gates lead to a private driveway to the side extending to a detached garage. A concrete patio adjoins the property and leads to lawned gardens. There is a paved area to the side with addition of exterior security lighting. Flowering and herbaceous borders providing a high degree of privacy.

Living Room - 4.88m x 3.66m (16'0" x 12'0")

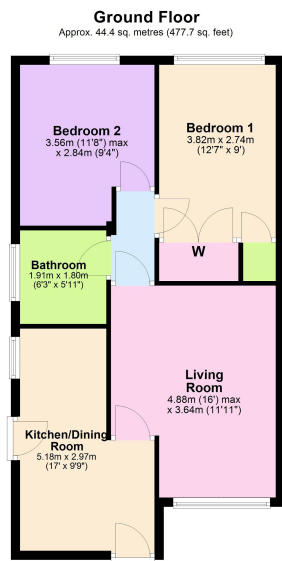
Kitchen/Dining Room - 5.18m x 2.97m (17'0" x 9'9")

Bathroom - 1.91m x 1.8m (6'3" x 5'11")

Bedroom One - 3.84m x 2.74m (12'7" x 9'0")

Bedroom Two - 3.56m x 2.84m (11'8" x 9'4")





Total area: approx. 44.4 sq. metres (477.7 sq. feet)

- Detached Bungalow
- Two Bedrooms
- Generous Gardens
- Parking for Two Cars
- Gas Central Heating
- Double Glazing
- Council Tax:C
- EPC Rating: PENDING



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

