



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Polwell Lane, Barton Seagrave NN15

“Home Comforts”

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"Home Comforts"

This fabulous, established semi detached home occupies a lovely plot on this most desirable lane, Wicksteed Park and Barton Hall are within easy reach as well as a number of schools. The stylish interior offers an entrance hall with attractive tiled flooring, guest cloakroom, a contemporary kitchen with integrated oven and hob, and the generous free flowing living room provides both living and dining options with double doors leading to the garden room. Upstairs there is a principal bathroom with separate WC and three bedrooms, two of which are double sized. The garage has been converted offering a multitude of uses, perfect for those working from home or as a hobby room/Gym. Outside a private driveway provides parking for two/ three cars, the foregarden is well kept and the stunning landscaped rear garden is very well kept enjoying both a mature and private feel. An exceptional home and garden.

Living/ Dining Room - 6.3m x 4.01m (20'8" x 13'2")

Kitchen - 2.97m x 2.69m (9'9" x 8'10")

Garden Room - 3.48m x 2.69m (11'5" x 8'10")

WC - 0.97m x 0.76m (3'2" x 2'6")

Bedroom One - 3.78m x 3.35m (12'5" x 11'0")

Bedroom Two - 3.78m x 2.72m (12'5" x 8'11")

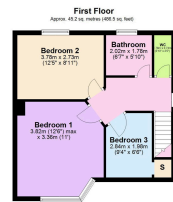
Bedroom Three - 2.84m x 1.98m (9'4" x 6'6")

Bathroom - 2.01m x 1.78m (6'7" x 5'10")

WC - 1.78m x 0.74m (5'10" x 2'5")

Garage - 3.18m x 2.36m (10'5" x 7'9")





Total area: approx. 109.9 sq. metres (1182.5 sq. feet)

- Semi Detached House
- Two Reception Rooms
- Three Bedrooms
- Study/Snug
- Parking For Four Cars
- Garden Room
- EPC RATING: PENDING
- COUNCIL TAX: C



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.

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