



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Park View, Barton Seagrave NN15

"Finished to Perfection - Inside and Out"

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"Finished to Perfection - Inside and Out"

Beautifully appointed and presented to an exacting standard, this detached residence built by Messrs "Redrow" to the heritage design occupies a lovely position within this most desirable setting. Amtico wood effect specialist flooring extends throughout the ground floor which includes an entrance hall, guest cloakroom, elegant living room and a designer kitchen/dining/family room creates a wonderful social space compliment by quality integrated appliances, Granite worksurfaces and double doors to the garden, the utility room completes the grounds floor. Upstairs the landing leads to a principal bathroom and four double bedrooms, the main bedroom with built in wardrobes and ensuite shower room. Gas central heating and UPVC double glazing complete the inside. The gardens have been professionally landscaped with a pebbled fore garden with natural stone pathway, driveway for two cars and a single garage, the rear garden is striking with Jura Limestone patios, composite decking, manicured lawn and plantings which can be enjoyed as much at night with specialist lighting providing evening illumination. Schooling, lovely walks as well as Wickstead Park, Barton Hall and Vines Brasserie are all within easy reach.

Living Room - 5m x 3.61m (16'5" x 11'10")

Kitchen/Dining/Family Room - 7.67m x 3.94m (25'2" x 12'11")

Utility Room - 1.91m x 1.73m (6'3" x 5'8")

Guest Bedroom - 1.75m x 1.24m (5'9" x 4'1")

Bedroom One - 4.22m x 3.56m (13'10" x 11'8")

Ensuite - 2.54m x 1.24m (8'4" x 4'1")

Bedroom Two - 3.94m x 2.79m (12'11" x 9'2")

Bedroom Three - 3.38m x 2.95m (11'1" x 9'8")

Bedroom Four - 2.77m x 2.29m (9'1" x 7'6")

Bathroom - 3.23m x 1.75m (10'7" x 5'9")

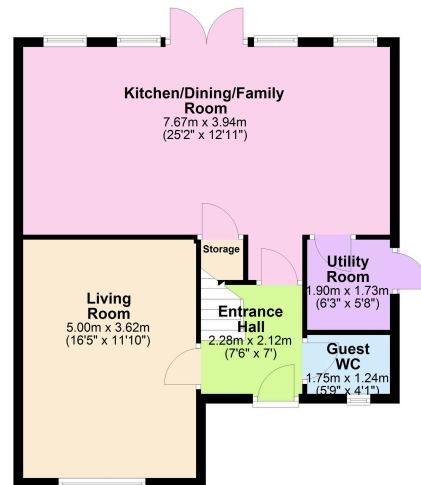




- Gas Central Heating
- UPVC Double Glazing
- Built by Messrs Redrow to the Heritage Design
- Four bedrooms, the master and guest with built in wardrobes
- Elegant Living Room
- Free flowing Kitchen/Dining/Family Room creating a wonderful social space
- Kitchen with integrated appliances as well as Granite worksurfaces which continue to the utility room
- Parking and Garage
- EPC RATING: B
- COUNCIL TAX: E

Ground Floor

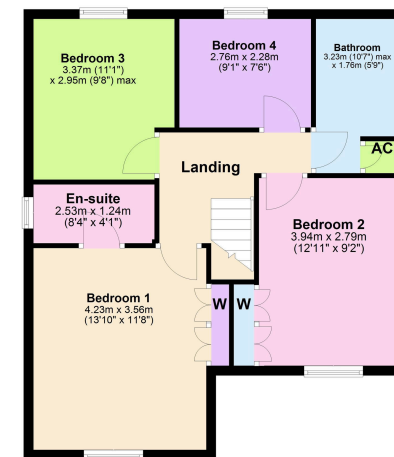
Approx. 62.1 sq. metres (668.9 sq. feet)



Total area: approx. 123.5 sq. metres (1329.6 sq. feet)

First Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



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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