



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Woodland Avenue, Barton Seagrave NN15

"A Floorplan For All Reasons"

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"A Floorplan For All Reasons"

This impressive, extended detached home offers a generous, versatile interior perfect for family living – the convenient, desirable setting means schooling, bus routes and Wicksteed Park are all within easy reach. The accommodation benefits from gas central heating and UPVC double glazing to include an entrance hall, living room enjoying the warmth of a wood burner flowing to the dining room. The designer kitchen/breakfast room has granite worksurfaces, there is a snug, study/ optional bedroom five and a guest cloakroom/utility room. Upstairs the spacious theme continues with a principal bathroom and four bedrooms, all of which are double in size, the main bedroom with an en suite. Outside a private block paved driveway offers parking two/three cars, a single garage and landscaped rear garden with natural stone patio perfect for outdoor living. A home that has it all!

Living/Dining Room - 7.32m x 3.66m (24'0" x 12'0")

Kitchen/Breakfast Room - 5.82m x 2.21m (19'1" x 7'3")

Snug - 3.48m x 2.82m (11'5" x 9'3")

Bedroom Five - 2.82m x 2.34m (9'3" x 7'8")

WC - 2.34m x 1.7m (7'8" x 5'7")

Bedroom One - 3.78m x 3.28m (12'5" x 10'9")

Bedroom Two - 4.34m x 2.36m (14'3" x 7'8")

Ensuite - 2.18m x 1.73m (7'2" x 5'8")

Bedroom Three - 3.48m x 2.82m (11'5" x 9'3")

Bedroom Four - 2.54m x 2.24m (8'4" x 7'4")

Bathroom - 2.21m x 1.65m (7'3" x 5'5")

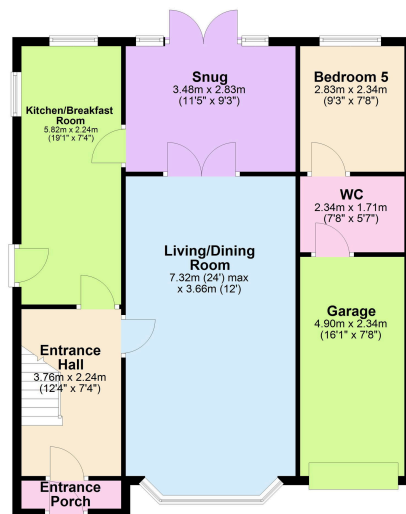
Garage - 4.9m x 2.34m (16'1" x 7'8")





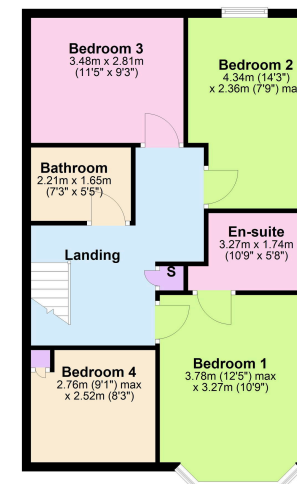
- Gas Central Heating
- UPVC Double Glazing
- Detached
- 5 Bedrooms
- Generous Living/ Dining Room
- Single Garage
- Block Paved Driveway
- COUNCIL TAX: D
- EPC RATING: C

Ground Floor



Total area: approx. 146.5 sq. metres (1576.7 sq. feet)

First Floor



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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