

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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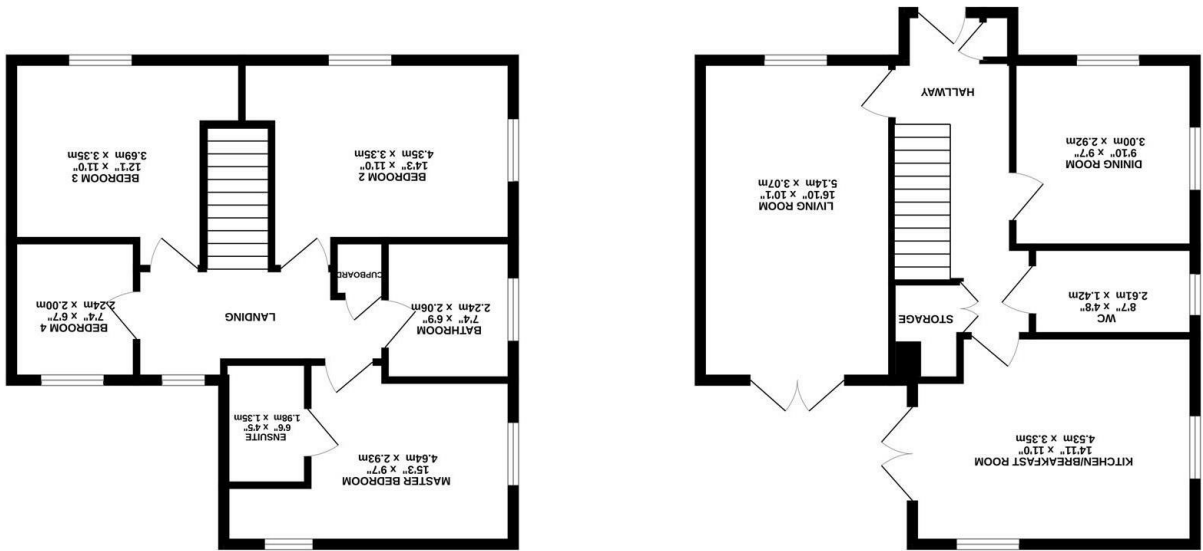
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TOTAL FLOOR AREA: 1159 sq.ft. (107.6 sq.m.) approx.



28 Southwell Lane, Barton Seagrave, NN15 5BF
£365,000

4 2 2 B

Situated within the sought-after Bertone Manor development, just off Warkton Lane, is this beautifully presented four-bedroom detached family home. The executive accommodation comprises two reception rooms, a kitchen/ breakfast room, a spacious guest w/c, three double bedrooms, a fourth good size bedroom, an en-suite shower room, family bathroom and plenty of built-in storage. Whilst occupying a corner position within a quiet close, the property also enjoys a fully enclosed rear garden that is mostly laid to lawn with paved and timer decked areas, providing plenty of space for outside dining. To the rear of the property, you will also find a detached single garage and driveway parking.

Upon entry to the property, you are welcomed into the entrance hall, which gives access to all accommodation and a staircase rising to the first floor landing. The first of the reception rooms, the living room, showcases a beautiful electric wall inset fireplace, as well as views and access of the rear garden. Positioned to the side elevation, the dining room also boasts dual aspect views and provides the ideal space for family entertaining. Fitted with eye and base level units with stylish splashback tiles, the kitchen comprises an integral oven, hob, dishwasher and space for an American style fridge/ freezer and a breakfast table and chairs. A guest w/c and a large under-stair storage cupboard concludes the accommodation, the storage cupboard of which also houses the washing machine. To the first floor, you will find a storage cupboard, family bathroom and four good-sized bedrooms, the master of which benefits from an en-suite shower room.

COUNCIL TAX BAND- D
EPC RATING- B



Living Room

16'10" x 10'0" (5.14 x 3.07)

Kitchen/ Breakfast Room

14'10" x 10'11" (4.53 x 3.35)

Dining Room

9'10" x 9'6" (3.00 x 2.92)

Guest WC

8'6" x 4'7" (2.61 x 1.42)

Master Bedroom

15'2" x 9'7" (4.64 x 2.93)

Ensuite

6'5" x 4'5" (1.98 x 1.35)

Second Bedroom

14'3" x 10'11" (4.35 x 3.35)

Third Bedroom

12'1" x 10'11" (3.69 x 3.35)

Fourth Bedroom

7'4" x 6'6" (2.24 x 2.00)

Family Bathroom

7'4" x 6'9" (2.24 x 2.06)