114 Gotch Road
Barton Seagrave
NN15 6UG

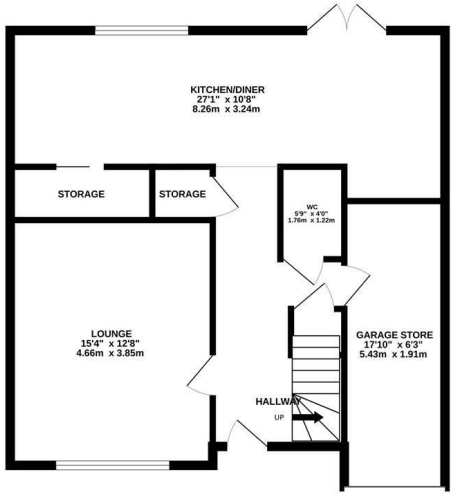
£315,000

OSCAR JAMES

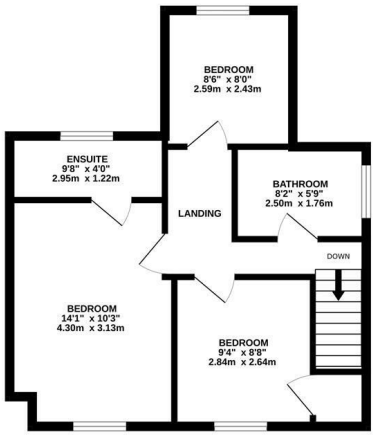
...expect excellence

FLOOR PLANS

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...

- Lounge
- Kitchen Diner
- 3 Bedrooms
- Family Bathroom, Ensuite & W/C
- Front and Rear Garden
- Off-Road Parking

WHAT'S GREAT?

Situated in the popular Barton Seagrave area, this extended three-bedroom semi-detached family home offers spacious and versatile accommodation, combining a modern interior with an impressive open-plan living space.

The ground floor is centred around a generous 27ft kitchen/diner, forming the heart of the home and providing an excellent space for everyday family life and entertaining. The contemporary fitted kitchen offers stone worktop, integrated appliances and storage space, with a bright dining area enhanced by large windows and rooflights. A separate 15ft lounge provides a comfortable and relaxing reception room. A ground-floor cloakroom/WC and an internal garage store add further practicality.

To the first floor, the property offers three bedrooms, the principal bedroom benefiting from its own en-suite shower room. The remaining two bedrooms are served by a modern 4-piece family bathroom, with a landing providing access to all rooms.

Externally, the property enjoys an enclosed rear garden with a generous decked seating and entertaining area beneath a pergola, alongside a lawned area – ideal for enjoying the warmer months.

Offering approximately 1,193 sq. ft. of accommodation, this well-presented and extended home provides an excellent balance of space, modern living and family-friendly accommodation, all within the sought-after village of Barton Seagrave.

SELLER'S SECRET

we have loved living in this spacious and welcoming home and have particularly enjoyed the generous open-plan kitchen/diner, which has become the real heart of the house. The extension has given us fantastic additional living space, while the separate lounge provides a cosy place to relax.

Why we like it....

this is a superb three-bedroom semi-detached family home in a popular Barton Seagrave location. The property offers well-proportioned accommodation, three bedrooms, an en-suite to the main bedroom, a family bathroom, downstairs WC, integral garage and useful storage. Outside, the garden provides a lovely space for entertaining and relaxing, with a decked area and pergola. It is a home that offers both practicality and character, and one we believe will appeal particularly strongly to families and buyers looking for more space.

To buy or not to buy....

OSCAR JAMES

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