

# HENDERSON CONNELLAN

ESTATE AGENTS



Grendon Drive, Barton Seagrave NN15

"Spacious And Versatile Living"

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This well-presented detached family home offers generous living spaces and a highly versatile layout, perfectly suited for modern lifestyles. Upon entering, an inviting hallway with tiled flooring leads to a convenient guest cloakroom, a spacious living room with French doors opening to the garden, and a well-appointed kitchen/breakfast room. The kitchen provides ample storage with a range of base and eye-level units and an integrated oven and hob. The property also benefits from a dedicated dining room, offering formal dining options or adaptable use as a playroom or snug, alongside a separate study, ideal for a home office. Upstairs, the property boasts four generously sized double bedrooms. Both the main bedroom and the guest bedroom feature ensuite facilities, while a well-fitted family bathroom serves the remaining bedrooms. Outside the driveway provides off road parking in front of the garage and the rear garden is a great size and low-maintenance. Call us to book a private viewing today.

**Living Room** - 4.47m x 4.11m (14'8" x 13'6")

**Dining Room** - 3.23m x 2.92m (10'7" x 9'7")

**Kitchen/Breakfast Room** - 4.83m x 3.84m (15'10" x 12'7")

**Study** - 2.92m x 2.92m (9'7" x 9'7")

**Guest WC** - 1.75m x 0.86m (5'9" x 2'10")

**Bedroom One** - 4.29m x 3.07m (14'1" x 10'1")

**Ensuite** - 2.69m x 1.85m (8'10" x 6'1")

**Bedroom Two** - 3.94m x 3.45m (12'11" x 11'4")

**Ensuite** - 2.21m x 1.98m (7'3" x 6'6")

**Bedroom Three** - 3.28m x 3.02m (10'9" x 9'11")

**Bedroom Four** - 3.05m x 2.72m (10'0" x 8'11")

**Bathroom** - 2.08m x 1.88m (6'10" x 6'2")

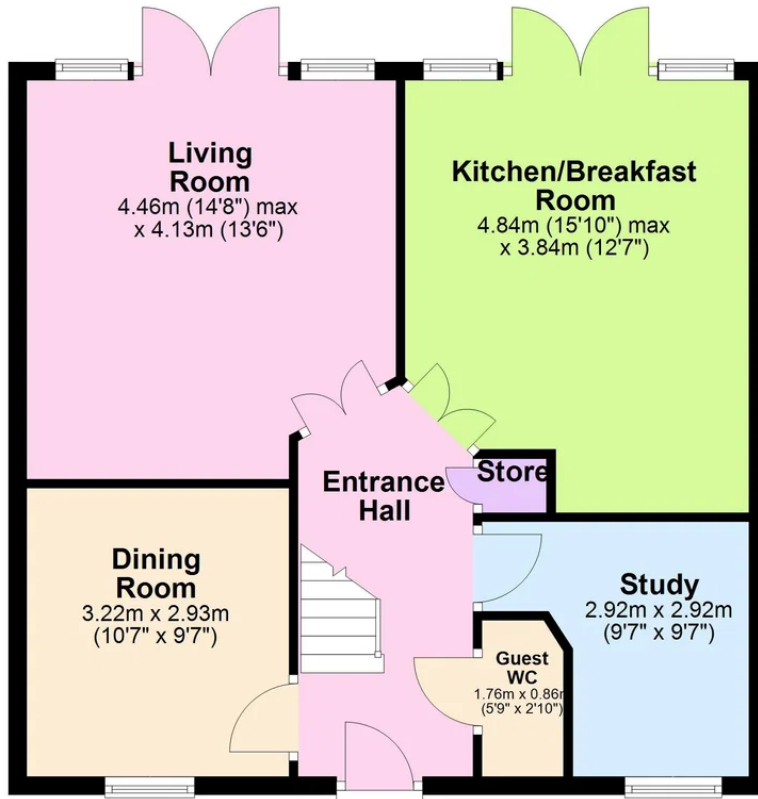
- NO CHAIN
- Detached House
- Four Double Bedrooms
- Two Ensuities
- Well-Kept Throughout
- Versatile Layout
- Off-Road Parking with Garage
- Ultra-Convenient Location
- EPC RATING: C
- COUNCIL TAX: E
- Tenure: Freehold





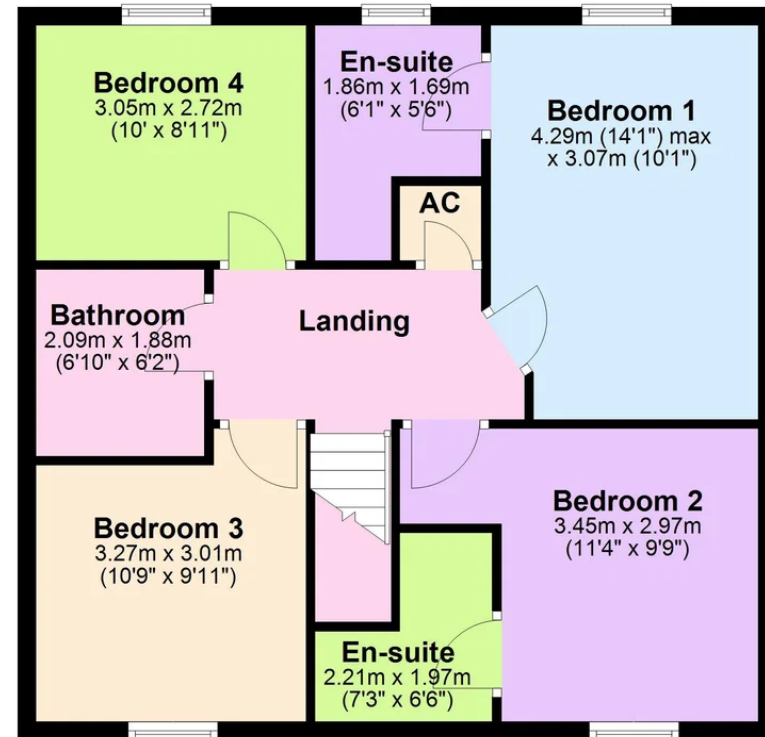
## Ground Floor

Approx. 62.7 sq. metres (675.1 sq. feet)



## First Floor

Approx. 63.8 sq. metres (687.0 sq. feet)



Total area: approx. 126.5 sq. metres (1362.1 sq. feet)