



29 Wicksteed Park  
Barton Seagrave, NN15 6NJ



**Simpson & Partners**

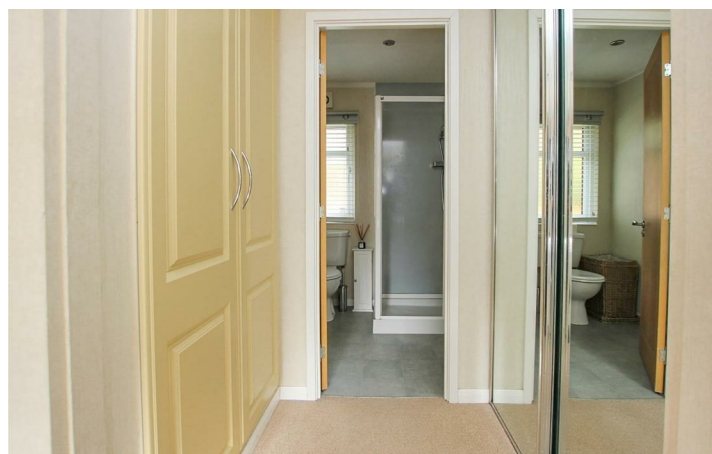
Nestled on the edge of Wicksteed Park, this pristine two bedroom park home provides an idyllic sanctuary where contemporary living meets natural splendour. The property's crowning glory is its breathtaking rear aspect, which can be savoured from an elegantly appointed decked seating area complete with protective railings, creating the perfect vantage point to immerse yourself in the tranquil parkland vistas.

At the core of this distinguished residence lies an impressively generous kitchen/dining/living room measuring 20' x 19', where open-plan architecture creates a seamless flow between cooking, entertaining and unwinding. This thoughtfully designed area comes equipped with integrated and built-in appliances that exemplify modern convenience, while air conditioning ensures optimal comfort throughout every season, maintaining an inviting atmosphere regardless of the weather outside, additionally there is a study area. A bonus is the direct access to the decked seating area.

The principal bedroom serves as a private haven, featuring built-in wardrobes that maximise storage potential while maintaining clean, sophisticated lines. This restful retreat enjoys direct access to an en-suite shower room. A second bedroom also benefits from a fitted wardrobe. The home is further enhanced by an additional three-piece bathroom suite that seamlessly combines contemporary styling with practical functionality, showcasing refined fixtures and elegant design elements.


This exceptional park home masterfully strikes the perfect equilibrium between upscale appointments and comfortable, liveable spaces, all within a setting that delivers both peaceful seclusion and stunning natural landscapes. It represents an outstanding opportunity for discerning individuals seeking a harmonious blend of modern conveniences and the distinctive character that defines prestigious parkside living.

Offers In Excess Of £185,000





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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