

BRENNAN

BESPOKE

£550,000

Cranford Road

Barton Seagrave, NN15 6RH

The moment you arrive on Cranford Road, you'll appreciate the quality and presence that comes with a Grace Homes build, and this eco-friendly, premium detached home is a great example of why their properties remain so sought after. Located in Barton Seagrave and now available, the home offers a modern layout designed for family living, with a strong balance of reception space and bedroom accommodation, alongside the practical benefits of an oversized, extra-width garage and off-road parking. In keeping with Grace Homes' reputation for forward-thinking design, the property also benefits from solar panels, an EV charger and an air-source heat pump, with underfloor heating throughout the ground floor/living space helping to enhance comfort and efficiency. The ground floor includes a welcoming entrance hall with a convenient WC, a comfortable lounge, and a spacious kitchen that provides the main hub of the home, supported by a separate utility room to keep day-to-day life organised. A further ground floor room offers excellent flexibility and could be used as a home office or fifth bedroom depending on requirements. Upstairs, there are four bedrooms in total, including a principal bedroom with en-suite, along with a family bathroom serving the remaining rooms, making the layout ideal for growing families, guests, or those needing dedicated work-from-home space. Outside, the property benefits from a driveway to the front leading to the oversized extra-width garage, providing secure parking and excellent storage, while the outside space includes both side and rear gardens, offering a private area for relaxing, entertaining, or family use. Overall, this is a premium, eco-conscious home in a popular Barton Seagrave location, combining build quality, space and practicality in one of the area's most desirable styles of modern property.

4



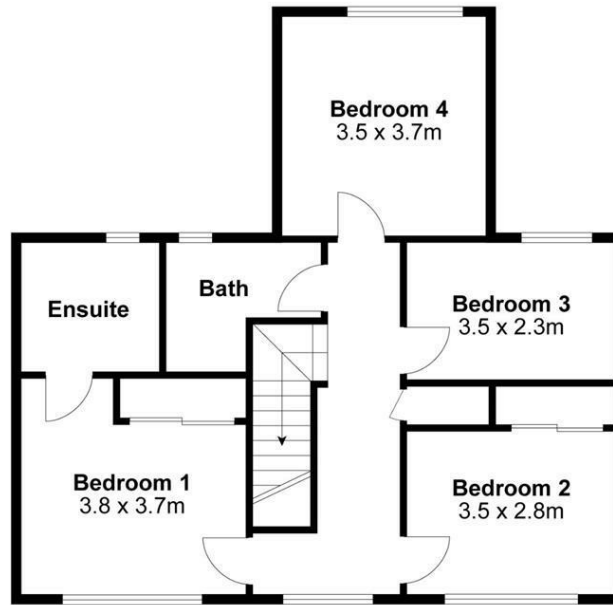
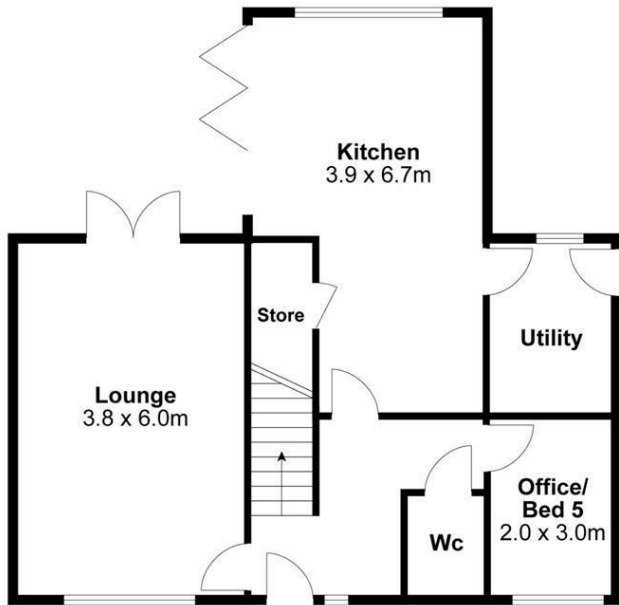
2



2







LOCAL AUTHORITY

NNC

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

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

Internal Area Approx. : 150m²

For identification only not to scale

BRENNAN
BESPOKE

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

BRENNAN
BESPOKE

OFFICE ADDRESS

BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
Kettering
Northamptonshire
NN14 1QF

OFFICE DETAILS

01536 904400
info@brennanbespoke.co.uk
<https://www.brennanbespoke.co.uk>