



Manor Road, Barton Seagrave **Leasehold** £112,000 – 40% Shared Ownership

**Pattison
Lane**

Key Features

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- 40% Shared Ownership (Ideal for First-Time Buyers)
- Highly desirable Redrow Development
- Three Bedrooms
- Driveway
- Contemporary Open-Plan Ground Floor

40% Shared Ownership - Offers Over £112,000 - Situated on the highly sought-after Redrow development in Barton Seagrave, this impressive three-bedroom semi-detached home perfectly balances modern style with functional family living.

The Heart of the Home

The ground floor features a bright and expansive open plan living, kitchen, and dining area. Designed for the modern lifestyle, this space is ideal for both quiet evenings and entertaining guests.



- Kitchen: A sleek, contemporary workspace with white cabinetry, dark contrasting worktops, integrated appliances, and stylish subway tiling.
- Living/Dining: Bathed in natural light from multiple windows, the living area offers a neutral palette and high-quality flooring that flows seamlessly throughout the level.
- Convenience: The ground floor is completed by a welcoming entrance hall, a practical guest WC, and under-stairs storage.

First Floor Comfort

The upstairs accommodation is equally well-appointed, featuring:

- Three Bedrooms: A generous master bedroom decorated in warm, modern tones and two further well-proportioned bedrooms-one currently utilized as a stylish home office/gaming room.
- Family Bathroom: A crisp, clean white suite complemented by soft sage green accents and modern fixtures.
- Landing: A bright, airy space with additional storage and access to the loft.

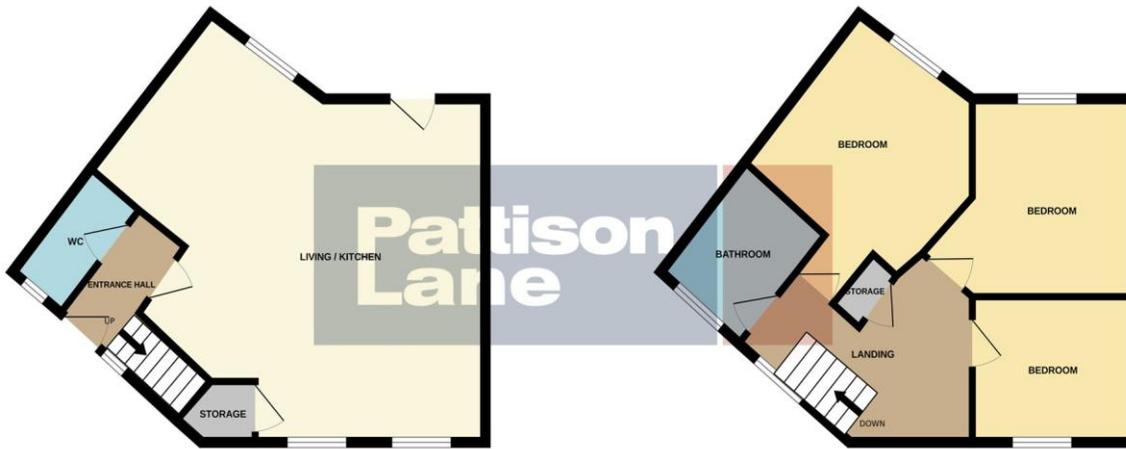
Outside & Location

- Exterior: The property benefits from a low-maintenance, enclosed rear garden, perfect for summer BBQs. To the side, a private driveway provides convenient off-road parking.
- Position: Located with a premium front-facing view, the property feels private and spacious within the development.
- Sustainability: Equipped with roof-mounted solar panels to help manage modern energy costs.



GROUND FLOOR

1ST FLOOR



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The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

OPEN PLAN LOUNGE / KITCHEN / DINING ROOM
(Irregular shaped room)

FIRST FLOOR LANDING

BEDROOM 10'10 plus recess x 7'10 (irregular shaped room) (3.30m x 2.38m)

BEDROOM 10' x 9'4 plus recess (3.04m x 2.84m)

BEDROOM 9'3 x 7'10 (2.81m x 2.38m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Length of Lease: 125 years from 1 January 2017

Monthly Service charge including buildings insurance:
£74.33

Monthly rent payable: £409.74

To view this property call Pattison Lane on:
01536 524425

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