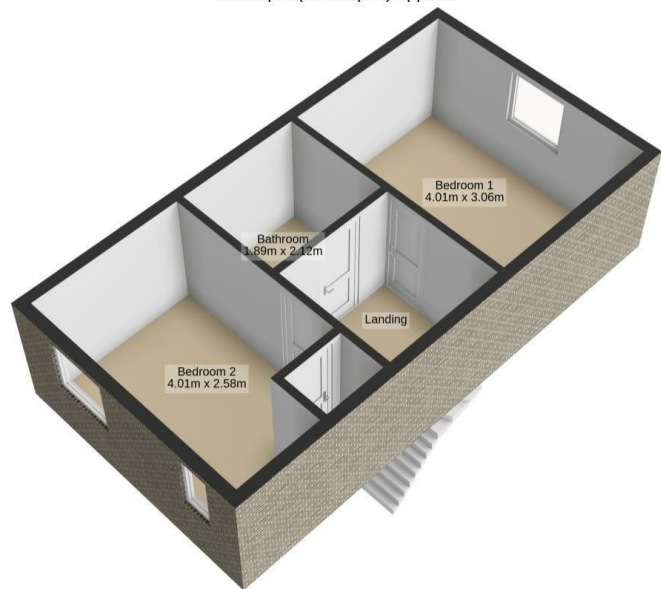


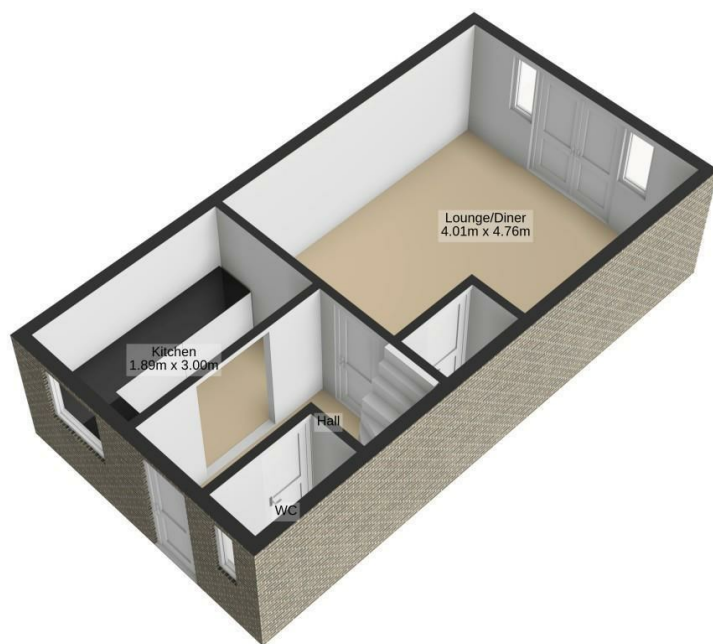
Elworthy Close, Barton Seagrave NN15 6FN

1st Floor
335 sq.ft. (31.1 sq.m.) approx.



Total Floor Area : 670 sq.ft. (62.3 sq.m.) approx.

Ground Floor
335 sq.ft. (31.1 sq.m.) approx.



Elworthy Close, Barton Seagrave NN15 6FN

- NO CHAIN
- Two double bedrooms
- Attractive fitted kitchen
- Off road parking for two cars
- Enclosed rear garden
- Popular Location

PRICE
£230,000
OFFERS IN EXCESS
OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



****IN PERSON AND VIDEO VIEWINGS AVAILABLE**** Offered with NO CHAIN is this modern two double bedroom semi detached house. Situated on the popular 'Hanwood Park' and within close proximity of the local schools. The property offers gas central heating and is Upvc double glazed. Other benefits include an attractive fitted kitchen, two off road parking spaces and a private enclosed rear garden. The overall accommodation comprises entrance hall, guest WC and Lounge/Dining room. The first floor offers a landing, two double bedrooms and bathroom. Outside is the aforementioned side by side off road parking for two cars and the enclosed rear garden.

ENTRANCE HALL

Via obscured Upvc double glazed composite door, ceramic tiled flooring, stair case raising to first floor landing, open plan to Kitchen Area, panelled doors to Cloakroom/Wc and Lounge/Dining Room

CLOAKROOM/WC

Comprising of close coupled Wc and pedestal wash hand basin, obscured double glazed window to side, extractor fan, single panelled radiator, ceiling spot lights and continuation of ceramic tiled flooring

KITCHEN AREA

9'10" x 6'0" (3m x 1.85m)
A range of high and base level cupboard units with drawer space and work tops, stainless steel single bowl single drainer sink unit with mixer tap, appliance space to include plumbing for automatic washing machine plus further appliance space, four ring gas hob and electric oven, extractor fan and stainless steel splash back over, continuation of ceramic tiled flooring, Upvc double glazed window to front, ceiling spot lights

LOUNGE/DINING ROOM

15'7" x 13'1" max narrowing to 9'8" min (4.75m x 4m max narrowing to 2.95m min)
Having Upvc double glazed French doors offering outlook and access to rear garden with matching side screens and sky light windows, laminated wood block style flooring, double panelled radiator and panelled door to under stairs storage cupboard

LANDING

Having panelled doors to Two Double Bedrooms and Bathroom single panelled radiator, loft hatch

DOUBLE BEDROOM ONE

9'10" x 13'1" (3m x 4m)
Having Upvc double glazed window to rear and double panelled radiator

DOUBLE BEDROOM TWO

13'1" max narrowing to 9'8" x 8'4" (4m max narrowing to 2.95m x 2.55m)
Having two Upvc double glazed windows to front, and single panelled radiator, built in over stairs storage cupboard

BATHROOM

6'0" x 6'6" (1.85m x 2m)
Three piece suite comprising close coupled Wc, pedestal wash hand basin and panelled bath with shower and screen over, tiling to walls, ceramic tiled flooring, wall mounted chrome heated towel rail/radiator, extractor fan and ceiling spot lights

OUTSIDE FRONT

To the front there is a driveway providing side by side parking for two vehicles, shared side entry with timber gate to rear garden

OUTSIDE REAR

The rear garden offers an immediate paved patio, stepping on to a gravelled garden designed for low maintenance, timber garden shed, outside tap, the rear garden is enclosed by timber panelled fencing offering a good degree of privacy

