

HENDERSON CONNELLAN

ESTATE AGENTS

Leeson Crescent, Barton Seagrave, NN15

"Family living on an Epic Scale"

"Family living on an Epic Scale"

This sizeable, extended home offers an exceptional interior great for family living, situated in this most desirable location. Offering ultra convenient access to Latimer Arts College, Wicksteed Park and a wealth of amenities. Offered to the market with NO CHAIN, the fabulous interior benefits from UPVC double glazed windows and gas central heating to include an entrance hall, a convenient guest cloakroom, and a generously proportioned living room with built-in storage, ideal as an optional fourth bedroom. The substantial free flowing kitchen/dining/family room is a great space perfect for social gathering with well-appointed with modern units, seamlessly extending into a wonderful dining and family area with sliding doors to the garden. Upstairs, three comfortable bedrooms include two doubles and an extremely generous single all complemented by a well-appointed family bathroom. The block paved driveway offers private parking and the excellent-sized family garden features both patio and decked seating areas, a neatly laid lawn, and attractive plantings. A very versatile home in a most desirable setting.

Living Room/Bedroom 4 - 5.79m x 3.12m (19'0" x 10'3")

Kitchen/Dining/Family Room - 9.02m x 6.83m (29'7" x 22'5")

Bedroom 1 - 3.73m x 3.12m (12'3" x 10'3")

Bedroom 2 - 3.48m x 2.97m (11'5" x 9'9")

Bedroom 3 - 2.59m x 2.49m (8'6" x 8'2")

Bathroom - 3.71m x 2.03m (12'2" x 6'8")

- NO CHAIN
- Ground Floor Extension
- Excellent Overall Size
- Four Bedrooms
- Off Road Parking
- Lovely Gardens
- Open Plan Living
- Desirable Location
- EPC RATING: C

Council Tax Band: B

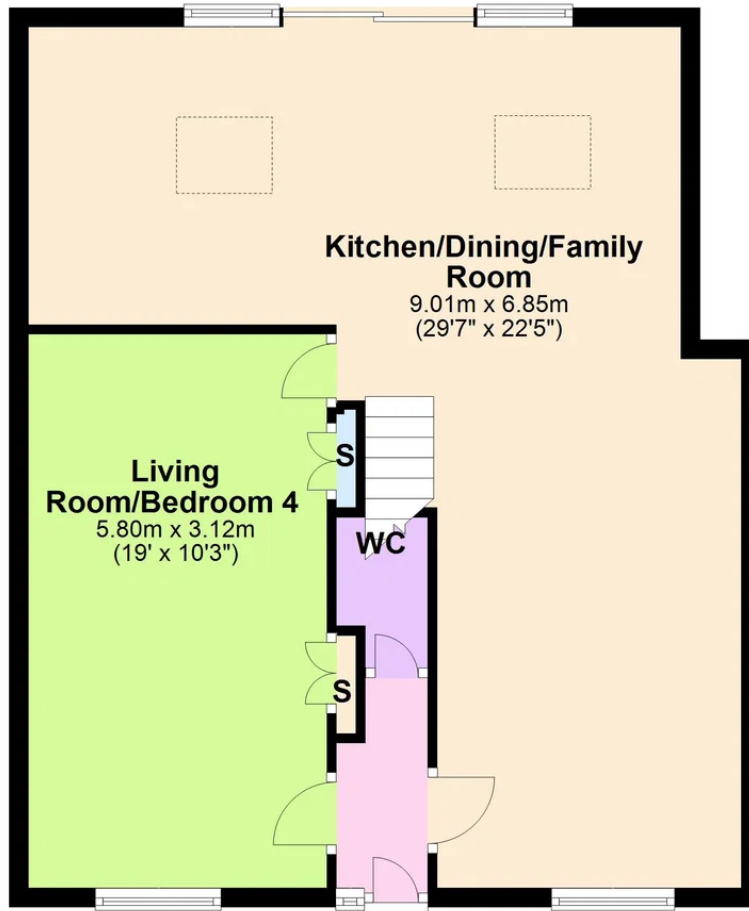
Tenure: Freehold





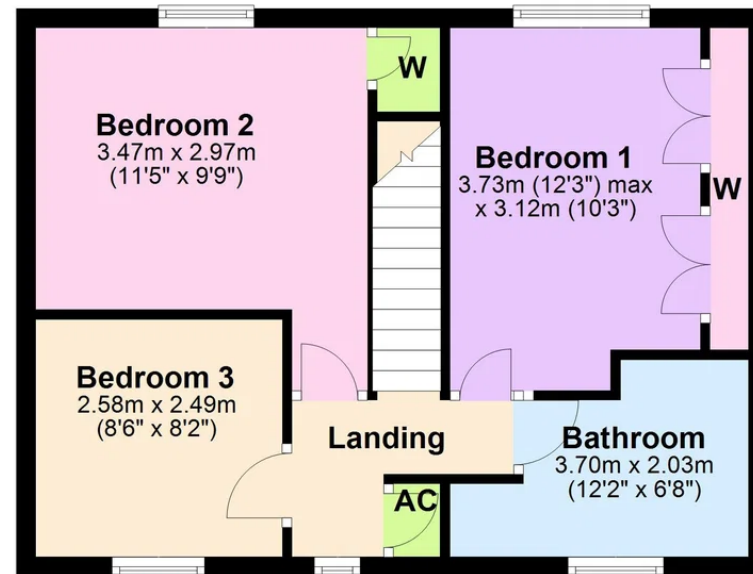
Ground Floor

Approx. 62.2 sq. metres (669.8 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 104.9 sq. metres (1129.5 sq. feet)