

HENDERSON CONNELLAN

ESTATE AGENTS



Yateley Drive, Barton Seagrave NN15

"Thoughtfully Designed"

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Occupying a lovely position at the end of a select cul-de-sac this "Springfir" detached home has been thoughtfully improved and updated throughout resulting in an immaculately presented finish. Discreetly positioned in this small, select enclave of Barton Seagrave, local schools, amenities and Wicksteed Park are a short walk away.

The stunning interior comprises entrance hallway, guest cloakroom, spacious bay fronted living/dining room complete with log burner, newly fitted kitchen/breakfast room with select integrated appliances and complimented by the utility room. In addition to this you will also find an additional reception room which would make a perfect family room, study for homeworking or even an additional bedroom if required.

Upstairs you will find the family bathroom fitted with a cool white suite and three bedrooms, two of which are double in size, the main with ensuite. Outside the fabulous plot features a generous driveway and substantial wrap around South facing gardens enjoying a good degree of privacy, expertly maintained creating a wonderful outside family space. A special home in a lovely location. Call us to book a private viewing today.

Living Room - 4.5m x 3.2m (14'9" x 10'6")

Dining Room - 2.9m x 2.72m (9'6" x 8'11")

Kitchen/Breakfast Room - 4.11m x 3.2m (13'6" x 10'6")

Family Room/Bedroom Four - 5.71m x 2.77m (18'9" x 9'1")

Utility Room - 2.67m x 2.16m (8'9" x 7'1")

WC - 1.55m x 1.17m (5'1" x 3'10")

Bedroom One - 3.28m x 3.17m (10'9" x 10'5")

Ensuite - 2.41m x 1.19m (7'11" x 3'11")

Bedroom Two - 3.2m x 2.64m (10'6" x 8'8")

Bedroom Three - 2.97m x 2.13m (9'9" x 7'0")

Bathroom - 1.93m x 1.85m (6'4" x 6'1")

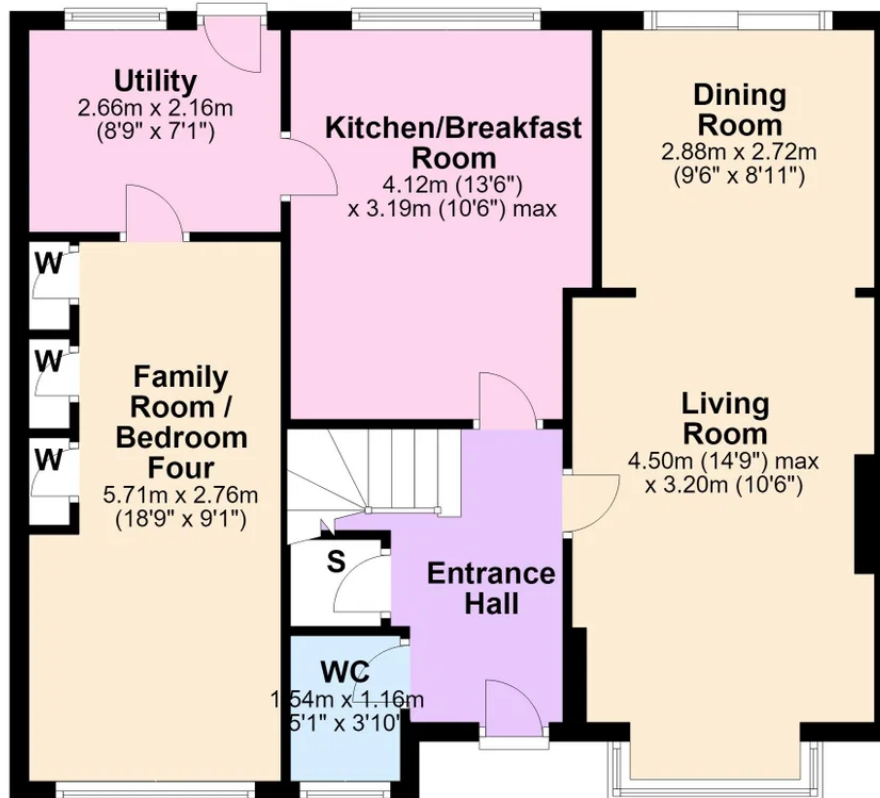
- Detached
- Lovely Position
- Beautifully Renovated Throughout
- Versatile Reception Areas
- Private Gardens
- En-Suite
- Three Bedrooms
- Large Driveway
- EPC RATING: PENDING
- COUNCIL TAX: D
- Tenure: Freehold





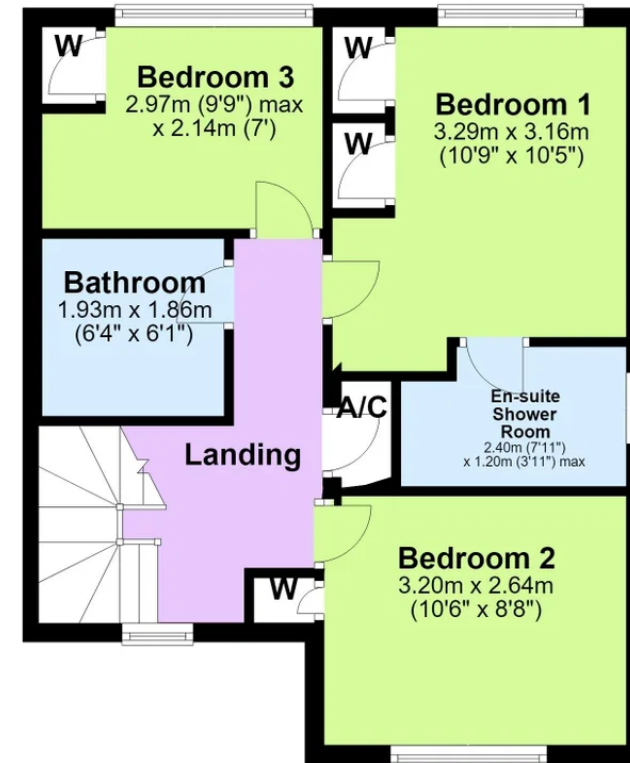
Ground Floor

Approx. 68.5 sq. metres (737.5 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



Total area: approx. 111.6 sq. metres (1201.2 sq. feet)