



111 Gotch Road
Barton Seagrave, NN15 6UG



Simpson & Partners

Situated on Gotch Road in Barton Seagrave, this delightful three-bedroom extended semi-detached house offers a perfect blend of comfort and modern living. Providing a spacious lounge/diner, ideal for both relaxation and entertaining. The fitted kitchen, complete with built-in appliances, provides a practical space for culinary enthusiasts, ensuring that meal preparation is both enjoyable and efficient.

The property boasts two inviting reception rooms, allowing for versatile use of space, whether it be for family gatherings or quiet evenings at home. The three well-proportioned bedrooms offer ample accommodation for families or those seeking extra room for guests or a home office. The bathroom is conveniently located, catering to the needs of the household.

Outside, the property benefits from off-road parking, providing ease and convenience for residents and visitors alike. The location in Barton Seagrave is not only peaceful but also well-connected, making it an ideal choice for families and professionals seeking a balance of suburban tranquillity and accessibility to local amenities.

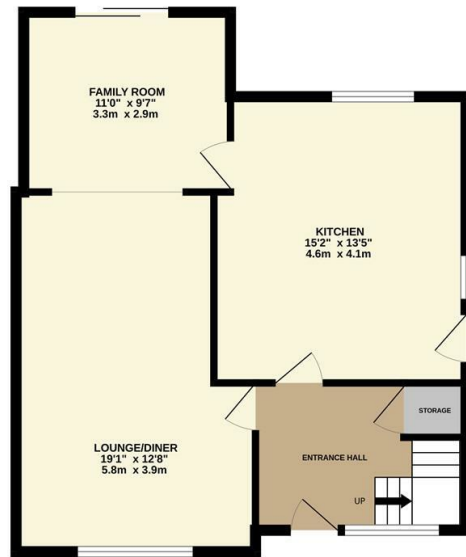
This semi-detached home is a wonderful opportunity for those looking to settle in a friendly community. With its spacious layout and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.

Price £245,000

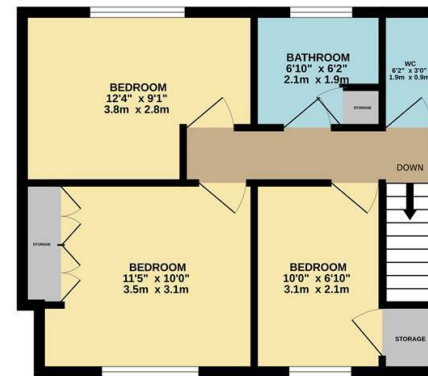
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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