



Brockhall Crescent, Barton Seagrave **Freehold** £290,000

**Pattison
Lane**

Key Features

 3  2  B  C

- Three-bedroom semi-detached home
- Ground-floor WC
- Off Road Parking
- Kitchen / Diner with French Doors to Rear Garden
- Principal bedroom with en-suite

Situated on a modern new-build estate, this well-presented three-bedroom semi-detached home offers well-planned accommodation arranged over two floors, together with off-road parking.



The ground floor comprises an entrance hall, convenient WC, spacious living room and a well-proportioned kitchen/diner with French doors providing access to the outside.

To the first floor are three bedrooms, with the principal bedroom benefiting from its own en-suite shower room. There is also a separate family bathroom and useful storage.

Externally, the property benefits from off-road parking and a private rear garden, making this an ideal home for first-time buyers, couples or families.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 12'3 max x 16'6 max (3.73m x 5.02m)

KITCHEN / DINING ROOM 15'6 x 10'5 (4.72m x 3.17m)

FIRST FLOOR LANDING

BEDROOM ONE 11'8 plus recess x 8'11 max (3.55m x 2.71m)

EN SUITE

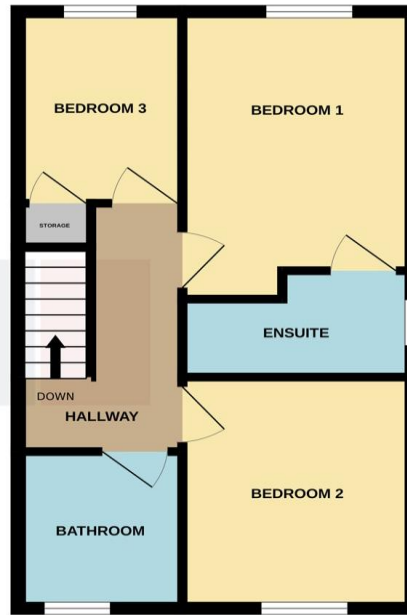
BEDROOM TWO 10'7 x 8'8 (3.22m x 2.64m)



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.
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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BEDROOM THREE 6'3 x 8'8 (1.90m x 2.64m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on:
01536 524425

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