Nicholas Road, Barton Seagrave NN15

"Classic, yet Contemporary"

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This fabulous detached home built by Redrow occupies a corner position within this very desirable development in Barton Seagrave. Built to the Heritage design, classic lines are evident in the form of tall skirtings and high ceilings coupled with a contemporary, high specification design and finish. The entrance hall leads to a guest cloakroom, the light filled living room enjoys a dual aspect and the stunning designer upgraded kitchen/dining/family room is a great social space with a range of integrated appliances, quartz worksurfaces and utility cupboard. Upstairs there is a principal bathroom and three double bedrooms, the main bedroom with ensuite. Gas central heating, UPVC double glazing and security alarm system complete the inside. Outside a the fore garden is attractively planted, a private driveway offers parking for two/three cars leading to the oversized single garage and the lovely rear garden is arranged with easy care in mind with a sunny aspect. Parkland walks to include Wicksteed Park, Barton Hall and schools are all within easy reach. A true modern classic.

Living Room - 4.78m x 3.2m (15'8" x 10'6")

Kitchen/Dining/Family Room - 5.66m x 3.71m (18'7" x 12'2")

Guest WC - 1.7m x 0.97m (5'7" x 3'2")

Bedroom One - 3.61m x 3.45m (11'10" x 11'4")

Bedroom Two - 3.53m x 3.38m (11'7" x 11'1")

Bedroom Three - 3.58m x 2.24m (11'9" x 7'4")

Bathroom - 2.51m x 2.11m (8'3" x 6'11")

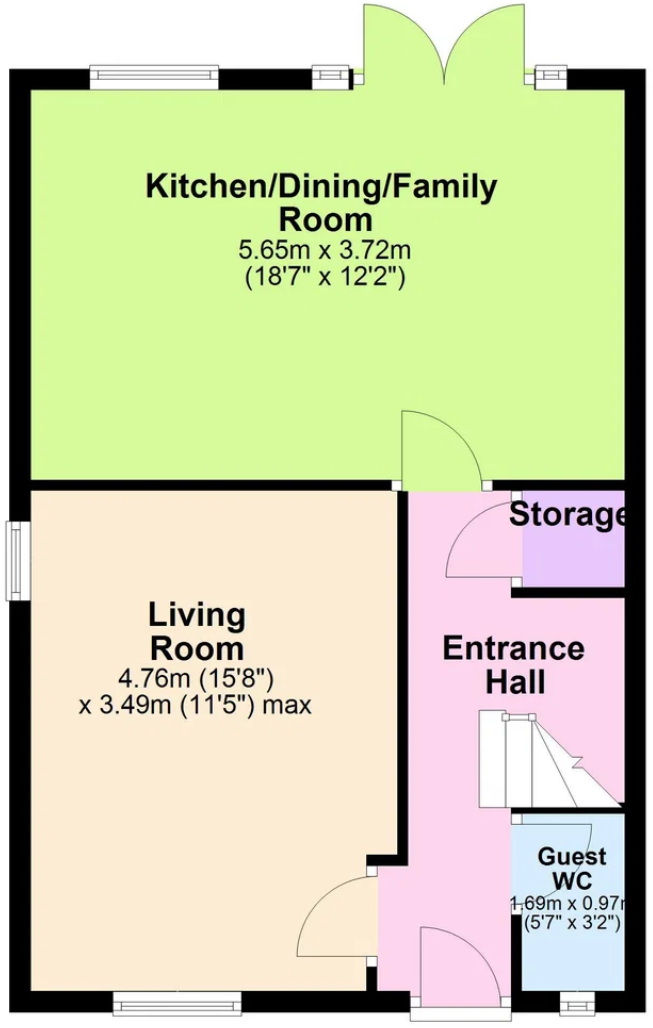
- Gas Central Heating and UPVC Double Glazing
- Security alarm, connected to Garage
- Living Room with dual aspect
- Designer Kitchen/Dining/Family Room
- Three double Bedrooms, the main Bedroom with Ensuite
- Lovely Gardens arranged with easy care in mind.
- EPC RATING: B
- COUNCIL TAX: D

Tenure: Freehold

NB - Common areas are managed by Greenbelt Group Ltd and require an annual fee to be paid, issued each July- £224.14

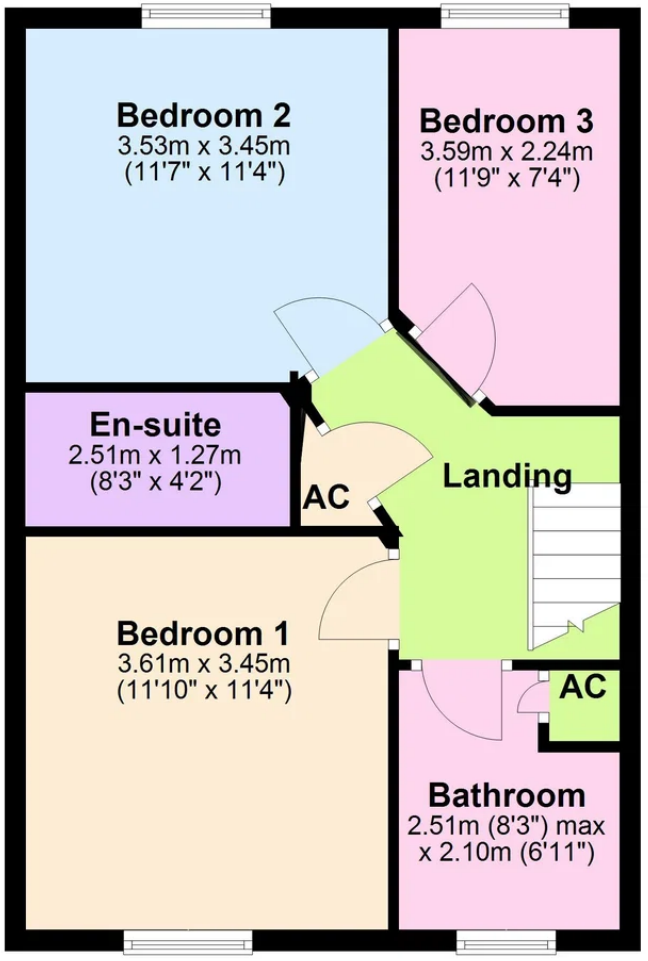
Ground Floor

Approx. 48.5 sq. metres (521.8 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



Total area: approx. 96.3 sq. metres (1036.2 sq. feet)

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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.