165 Polwell Lane
Barton Seagrave
NN15 6TE

£325,000 Price Guide



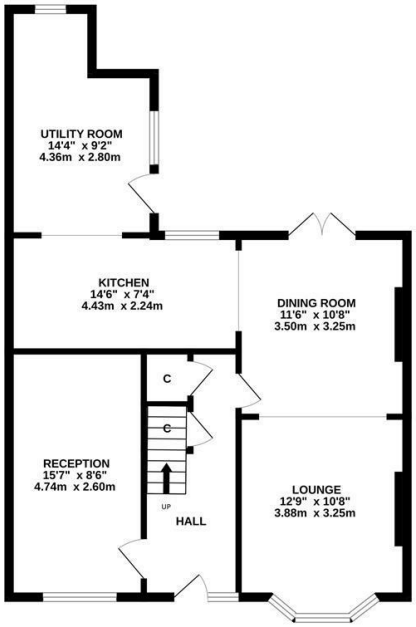


OSCAR JAMES

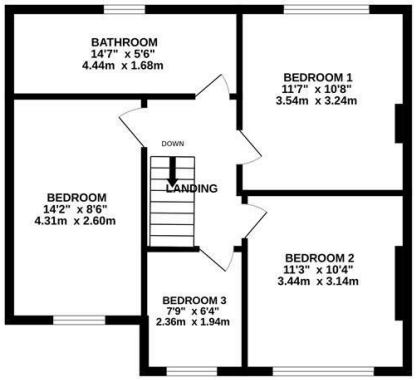
...expect excellence

FLOOR PLANS

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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AT A GLANCE...

- Bay fronted lounge and additional reception room
- Open planned kitchen diner
- 4 versatile bedrooms
- Modern family bathroom
- Rear garden with bespoke outbuilding
- Block paved drive with ample parking



WHAT'S GREAT?

Situated on the highly regarded and popular Polwell Lane in Barton Seagrave, this beautifully extended family home offers generous living accommodation and practical family spaces.

The current owners have undertaken a significant programme of renovation and improvement, including a double-storey extension, creating a spacious and versatile home that is ready to move straight into.

Approached via block-paved driveway providing parking for multiple vehicles, the property immediately offers excellent kerb appeal and ample off-road parking.

Internally, the accommodation begins with a welcoming entrance hall providing access to the principal reception rooms and staircase. The front reception room offers a comfortable and versatile space, ideal as playroom or home office.

The heart of the home is the open-plan kitchen, dining area and Lounge. The bay-fronted lounge, a bright and welcoming feel and providing an excellent everyday family living space. The kitchen offering a practical range of fitted units and the adjoining dining room providing plenty of space for family meals and entertaining. The layout creates a sociable area that works particularly well for modern family life.

A particular feature is the oversized utility room, offering considerably more space than typically found in a property of this type and providing excellent additional storage and laundry

To the first floor are four bedrooms, providing flexible accommodation for a growing family. The principal bedroom is generously proportioned, while the remaining bedrooms offer a versatile range of accommodation. A well-appointed family bathroom completes the first floor.

Outside, the property continues to impress with the rear garden, it provides an excellent outdoor space for relaxing and entertaining.

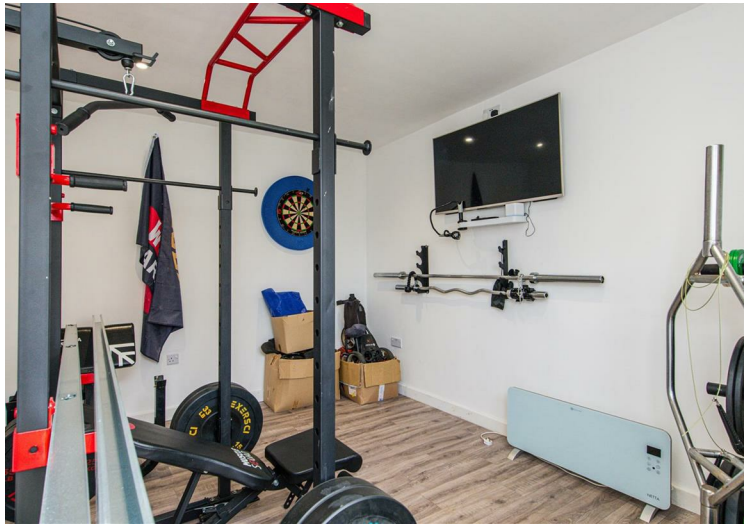
A further standout feature is the bespoke outbuilding, which has been thoughtfully designed to provide separate and highly versatile space. Currently divided between a dedicated gym and a separate shed.



SELLER'S SECRET

We have absolutely loved making this house our home. We wanted to create a property that felt modern and spacious while still retaining that warm, homely feel, and we're really proud of what we've achieved. The double-storey extension has made such a difference to the way we use the house, and the large utility room and bespoke outbuilding have given us so much practical space. We particularly love the driveway. It's been a wonderful family home, and we hope the next owners will enjoy it as much as we have.





Why we like it....

We love the space, versatility and finish of this home. The double-storey extension, generous utility room and fantastic bespoke outbuilding make it a really practical family property, while its position on popular Polwell Lane and the excellent driveway add to its appeal.

OSCAR JAMES

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To buy or not to buy....