

Kirby Street, Barton Seagrave **Freehold** £280,000

Pattison Lane

Key Features

3 2 B C

- Semi-Detached Family Home
- Beautifully Presented Throughout
- Three Bedrooms
- Modern Kitchen / Dining Room
- Bay Fronted Living Room

Nestled within the sought-after Hanwood Park development in Barton Seagrave, this beautifully presented three-bedroom semi-detached home by renowned builders David Wilson Homes offers the ideal blend of modern comfort and effortless style.

Step inside to a bright and welcoming entrance hall, leading through to a generously proportioned bay fronted living room, the perfect spot to unwind after a long day. Downstairs is completed by a convenient guest W/C. The true heart of the home lies to the rear: a stylish, light-filled kitchen/dining room fitted with a range of integrated appliances and smart storage solutions. French doors open directly out to the rear garden, creating the ideal indoor-outdoor living.







The first-floor features three impeccably finished bedrooms. The main bedroom serves as a private sanctuary, featuring its own sleek en-suite shower room. The remaining bedrooms are versatile and well-proportioned, serviced by a contemporary three-piece family bathroom with high-end finishes.

Externally, the fully enclosed rear garden features a manicured lawn and a paved patio area ideal for summer barbecues and alfresco dining.

Off-road parking for two vehicles sits to the front, complete with an electric vehicle charging point.

Viewings are highly advised to appreciate all this home has to offer.

Entrance Hall

Cloakroom

Living Room 12' x 16'7 (3.65m x 5.05m)

Kitchen/Dining Room 15'4 x 10'9 (4.67m x 3.27m)

First Floor

Bedroom One 11'2 x 11'11 (3.40m x 3.63m)

En Suite

Bedroom Two 12' max x 8'2 (3.65m x 2.48m)

Bedroom Three 8'4 max x 7'2 (2.54m x 2.18m)





GROUND FLOOR

1ST FLOOR



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Bathroom

Outside

Front Garden

Driveway with EV Charging Point

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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The Property Ombudsman