



MANNINGHAM LANE BARTON SEAGRAVE

£220,000
FREEHOLD

A modern and well-presented two-bedroom semi-detached home, built in 2021 and situated on the desirable Hanwood Park development on the edge of Barton Seagrave. The property offers well-proportioned accommodation throughout, including a spacious sitting room, modern kitchen/diner, downstairs WC, two generous double bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, providing a private and pleasant outdoor space, together with a driveway offering off-road parking for two vehicles. Presented in excellent condition throughout, this attractive home is ideally suited to first-time buyers, couples or investors looking for a modern, low-maintenance property in a popular residential location.



- Two Double Bedrooms • Modern kitchen/diner • Downstairs W.C. • Enclosed Rear Garden • Off-road parking • Semi-Detached • Located on Hanwood Park • Immediate viewing essential

Carter Williams are delighted to offer this well-presented two-bedroom semi-detached home, situated on the popular and desirable Hanwood Park development. Built in 2021 and maintained in excellent decorative order throughout, this modern property would make an ideal first-time purchase or investment opportunity.

Upon entering, the property benefits from a welcoming entrance hall, providing access to the principal ground floor accommodation and a convenient downstairs WC. The comfortable living room offers a pleasant and relaxing space, while the modern kitchen/diner provides an excellent area for everyday family life and entertaining, with access to the rear garden.

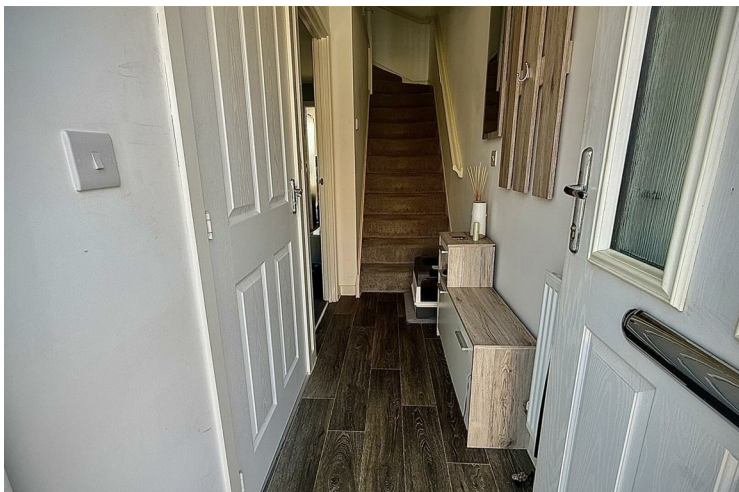
To the first floor are two generously sized double bedrooms, both offering good levels of natural light and ample space for bedroom furniture. A well-appointed family bathroom completes the first-floor accommodation.

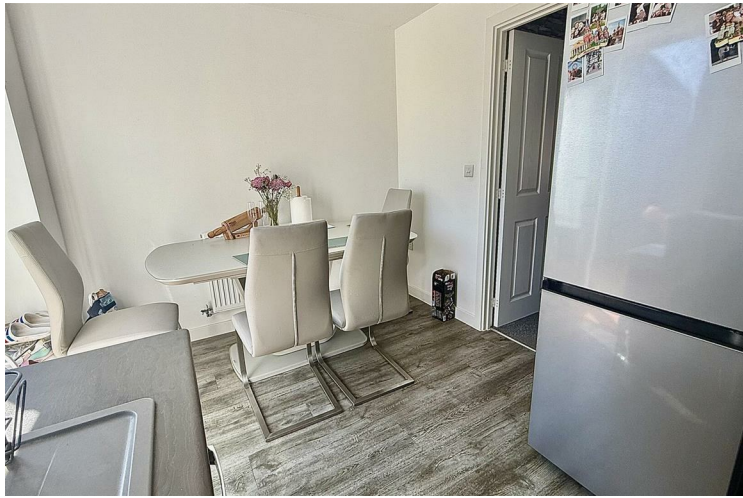
Externally, the property benefits from a private enclosed rear garden, providing a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months. To the front, there is a driveway providing off-road parking for two vehicles, adding further convenience.

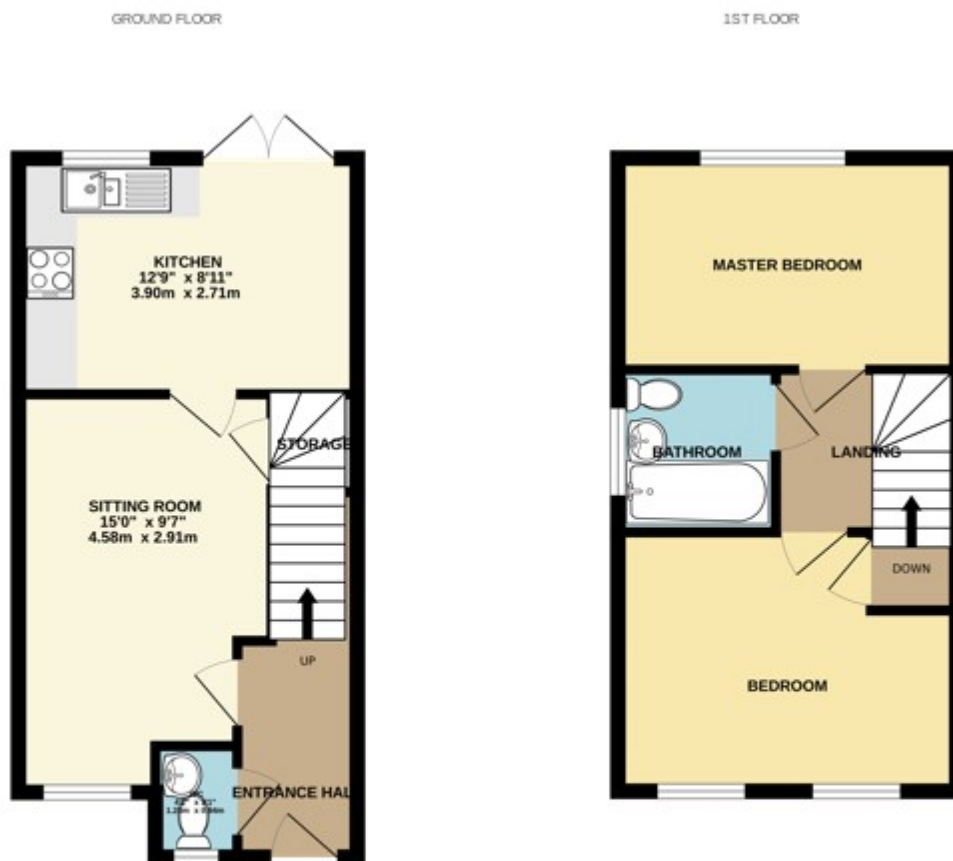
The property is ideally suited to those looking for a modern, low-maintenance home in a popular residential development, with excellent potential for both owner-occupiers and investors alike.

Service Charge: The current vendors have advised that the service charge is approximately £195 per annum.

Viewing is highly recommended to fully appreciate the accommodation, presentation and location this attractive home has to offer.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: B Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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 **Carter Williams**
Estate and Letting Agents