

Polwell Lane, Barton Seagrave

£199,995

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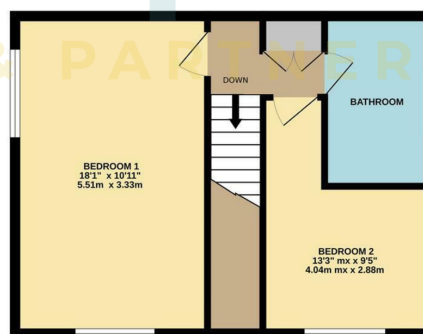


- Two Double Bedrooms
- Private Rear Garden
- Excellent Road Links
- Open Plan Kitchen/Diner
- Well Maintained
- Desirable Location
- Close to Local Schooling
- A Short Walk to Wicksteed Park
- Perfect First Time Buy
- 20 Minutes from Rushden Lakes

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



We are pleased to present this well-maintained two-bedroom end-of-terrace home, situated in the sought-after village of Barton Seagrave. The property features UPVC double glazing, gas radiator central heating, a spacious kitchen/diner, and a comfortable lounge. Upstairs, you'll find two generously sized double bedrooms and a well-appointed bathroom. The low-maintenance rear garden provides a private outdoor space, perfect for relaxing or entertaining.

Well maintained by its current owner, this home offers an excellent opportunity for modernisation, allowing you to put your own stamp on it.

Ideally located, the iconic Wicksteed Park is just a short 5-minute stroll (0.3 miles) away - a fantastic spot for dog walkers and family outings. Families will also appreciate the close proximity to Barton Seagrave Primary School and the Latimer Arts College, both within a 10-minute walk (0.5 miles).

Entrance: Entry is gained via a UPVC double-glazed panel door with an obscure glass window to the front elevation. Upon entering, you are welcomed by a hallway featuring stairs leading to the first-floor landing, a door providing access to the lounge, and a wall-mounted radiator.

Living Room: - 5.51m x 3.33m (18'1 x 10'11) A spacious living area with double glazed windows to the front and side elevation that allow plenty of natural light. Two wall mounted radiators, access point for tv/internet and a door leading to the kitchen.

Kitchen: - 3.91mmx x 3.20m (12'10 x 10'6)

A well maintained open plan Kitchen/Diner complete with a range of fitted wall and base units with roll top work surfaces over and tiled splash backs. A stainless steel sink and drainer unit sits beneath a large double glazed window with views onto the garden. There is space for a cooker, fridge freezer and plumbing for a washing machine. A handy under stairs cupboard provides additional storage space. Open archway leading to the dining area.

Dining Room: - 2.87m x 2.18m (9'5 x 7'2)

With ample space for a table and chairs and built in storage cupboards along with a wall mounted radiator. A double glazed window to the front elevation fills the space with natural light and a UPVC door leads out into the rear garden.

Bedroom 1: - 5.51m x 3.33m (18'1 x 10'11)

A generous double bedroom with double glazed windows to both the front and side elevations and two wall mounted radiators.

Bedroom 2: - 4.04m x 2.87m (13'3 x 9'5)

A second double bedroom with a double glazed window to the front elevation, a large over stairs cupboard and a wall mounted radiator.

Bathroom: - 2.83m x 1.74m (9'x3 x 5'7)

A three piece suite comprising of a panel bath with electric shower over, a hand basin and low level WC. Tiled splash-back areas. An obscure double glazed window to side elevation.

Additional Information:

Property Tenure: Freehold. **Council Tax Band:** A (North Northants Council), **EPC Rating:** D. **Services:** Mains Gas, Water, and Electricity

Agent's Note

Money Laundering Regulations: Prospective buyers will be required to provide identification documentation at a later stage to comply with legal requirements. Disclaimer: These particulars do not constitute representations of fact or form part of any contract. Buyers should independently verify all information provided.