



£252,500

42 Grosvenor Way Barton Seagrave NN15 6TG



Carter Williams
Estate and Letting Agents



Offered to the market with no onward chain, this 1960s semi-detached dormer-style property presents an excellent opportunity for first-time buyers or investors alike. While the home may benefit from some further modernisation, it offers well-proportioned accommodation, a generous rear garden, and scope to add value.

Externally, the property features a driveway providing off-road parking, a front garden area, and access to an integral single garage. Upon entering the property, you are welcomed into an entrance hallway with stairs rising to the first-floor level and access through to the rear of the home. Off the hallway is a fitted kitchen, equipped with base and wall-mounted units, space and plumbing for white goods, and room for a small breakfast table. A side door from the kitchen leads to an enclosed lean-to, ideal for bin storage and providing external access. To the rear of the property is the main reception room, a generous and versatile living space featuring a feature fireplace and ample room for both lounge and dining furniture. The property has been extended to the rear, creating a second reception area which benefits from sliding glass doors opening directly onto the rear garden, allowing for plenty of natural light and a strong indoor-outdoor connection. The first floor offers three bedrooms. The principal bedroom includes fitted wardrobes, while the second bedroom enjoys views over the rear garden. The third bedroom is single in size, making it ideal as a home office or nursery, and benefits from access to eaves storage. Also on this level is a three-piece bathroom comprising a low-level WC, hand wash basin, and shower unit, along with additional fitted storage off the landing. Externally, the rear garden is a good size and is predominantly laid to lawn with fenced boundaries, offering a private outdoor space. There is access back to the front of the property via the lean-to, and the garden also features a summer house, ideal for storage or leisure use.



Overall, this is a well-laid-out home with plenty of potential, ideal for buyers looking to put their own stamp on a property in a popular and established style of home. Viewing is highly advised, contact Carter Williams today!

Council Tax Band: B
EPC Rating: D





Lounge/ Diner 6.30m (20' 8") x 3.04m (10' 0")

Reception Room 3.30m (10' 10") x 3.10m (10' 2")

Kitchen/ Breakfast 2.71m (8' 11") x 5.12m (16' 10")

Bedroom 3.34m (10' 11") x 3.78m (12' 5")

Bedroom 3.34m (10' 11") x 2.62m (8' 7")

Bedroom 3.46m (11' 4") x 1.90m (6' 3")

Bathroom 2.01m (6' 7") x 1.66m (5' 5")

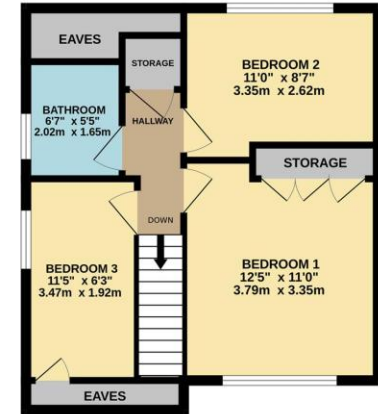




GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(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	69

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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