
HENDERSON
CONNELLAN
ESTATE AGENTS
Charnwood Drive, Barton Seagrave NN15
"Location Counts"

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Location really does matter, and this established detached home enjoys an enviable position within a small, select enclave, just moments from schools, a local pub, bus routes and the A14. The interior benefits from gas central heating and UPVC double glazing to include an entrance hall, guest cloakroom, living room with bay window and feature fireplace with living flame coal effect gas fire. The dining room has sliding doors to the garden and the generous kitchen is well appointed and overlooks the garden. Upstairs there are three really good size bedrooms, the main and guest with fitted wardrobes, the principal shower room has an oversized shower enclosure. Outside the frontage is laid to lawn, a block paved driveway extends to a single garage with electric door and the rear garden enjoys a mature, private feel. Combining a sought after setting with excellent connectivity, its easy to se why homes hers are so well regarded,

Living Room - 4.75m x 3.94m (15'7" x 12'11")

Dining Room - 3.2m x 2.46m (10'6" x 8'1")

Kitchen - 4.11m x 2.46m (13'6" x 8'1")

WC - 1.42m x 0.99m (4'8" x 3'3")

Bedroom One - 3.33m x 2.74m (10'11" x 9'0")

Bedroom Two - 3.35m x 2.74m (11'0" x 9'0")

Bedroom Three - 2.74m x 2.34m (9'0" x 7'8")

Bathroom - 2.74m x 2.31m (9'0" x 7'7")

Garage - 5.44m x 2.67m (17'10" x 8'9")

- Detached House
- Parking
- Garage
- Gas Central Heating and UPVC Double Glazed Windows
- Three Bedrooms
- Ground Floor WC
- EPC RATING: C
- COUNCIL TAX: C

Tenure: Freehold







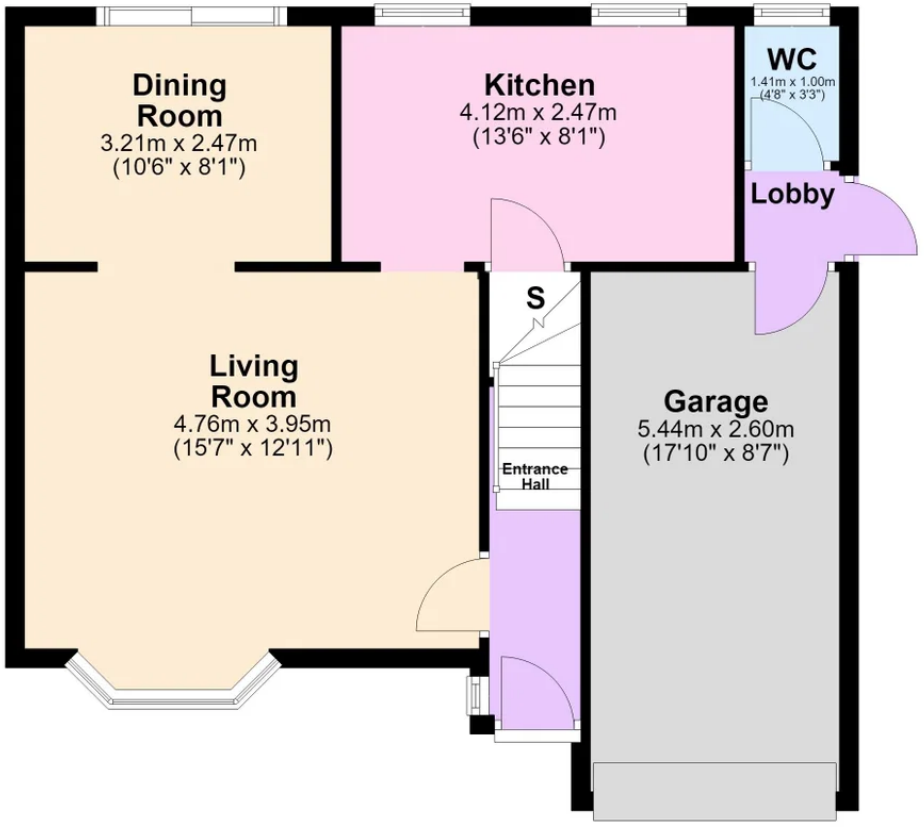






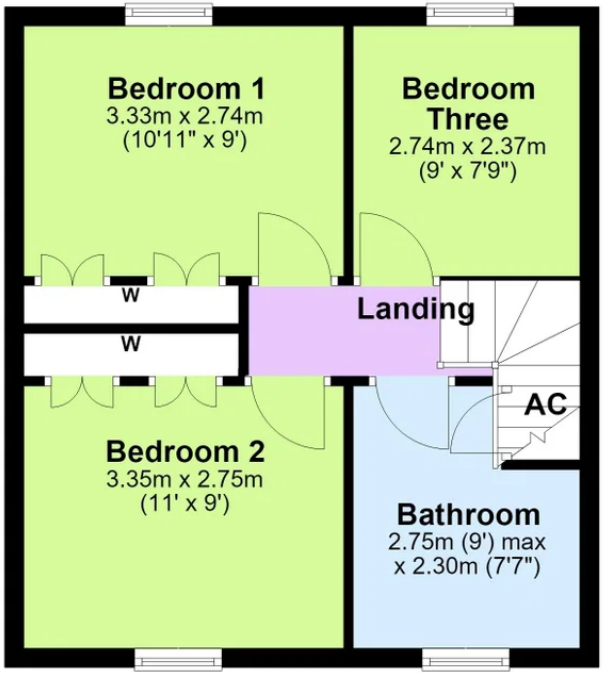
Ground Floor

Approx. 60.4 sq. metres (650.2 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



Total area: approx. 98.8 sq. metres (1063.4 sq. feet)

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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.