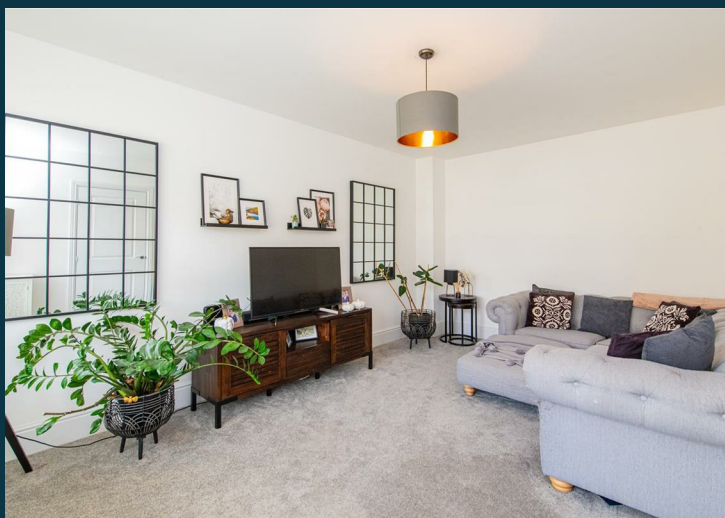


30 Nicholas Road
Barton Seagrave
NN15 6WG

£375,000



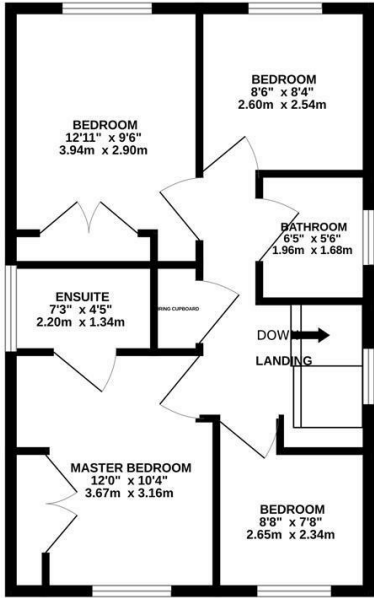
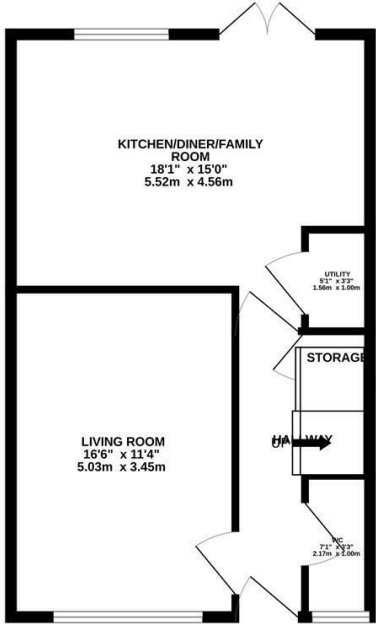
OSCAR JAMES

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FLOOR PLANS

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 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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AT A GLANCE...



Lounge to the Front of the Property



Kitchen Diner Family Room with Integrated Appliances



4 Double Bedrooms with Built in Wardrobes to Master and Second Bedroom



Family Bathroom, Ensuite to Master Bedroom & Downstairs W/C



Private, Low Maintenance Garden



Private Driveway, Off-Road Parking & Single Garage



WHAT'S GREAT?

Located in the sought-after Redrow Development in Barton Seagrave, this superbly presented four-bedroom detached home offers stylish, spacious living with modern finishes throughout. Ideally positioned close to open green spaces and just a short walk from the ever-popular Wicksteed Park.

The property benefits from off-road parking, a single garage, and a low-maintenance, private rear garden with direct access to the garage.

Inside, you're welcomed by a bright entrance hall leading to a generously sized lounge, ideal for relaxing evenings. To the rear, the heart of the home is the impressive open-plan kitchen/dining/family room. Complete with integrated Smeg appliances, ample worktop space, and room for a dining table and sofa, this versatile space is perfect for both entertaining and

everyday family life. French doors open onto the rear garden, while a handy utility cupboard and downstairs W/C add to the home's practicality.

Upstairs, you'll find four double bedrooms, providing ample space for growing families or those working from home. The master bedroom features built-in wardrobes and a sleek en-suite shower room, while the second bedroom also benefits from built-in storage. A modern family bathroom completes the first floor.

Outside, the rear garden is designed for easy maintenance and offers a high degree of privacy—ideal for relaxing or entertaining.

This is a fantastic opportunity to secure a modern, move-in-ready family home in one of Barton Seagrave's most desirable locations.

...expect excellence



SELLER'S SECRET

We have loved living her! The road is so quiet and every is very friendly. We will especially miss the green space and having Wicksteed on our doorstep



Why we like it....

Immaculate inside. On the ever popular Red Row Estate. This house is a real gem and the next owners will benefit from the size, private garden and green spaces

OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB
01536 722 222
www.oscar-james.com

To buy or not to buy....
