

50 Beaufort Drive  
Barton Seagrave  
Northamptonshire  
NN15 6SF

£300,000

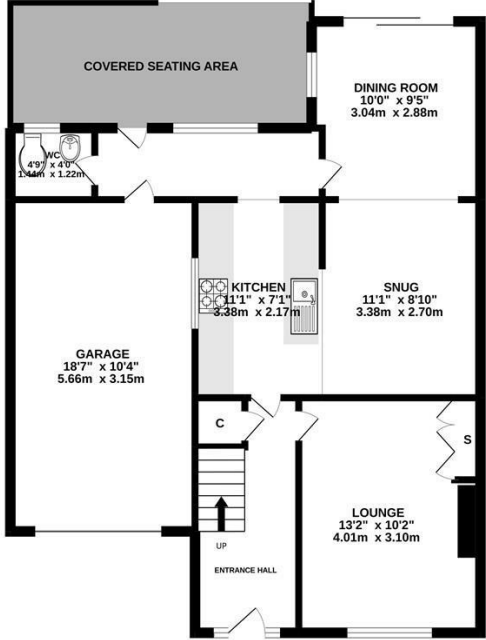


OSCAR JAMES

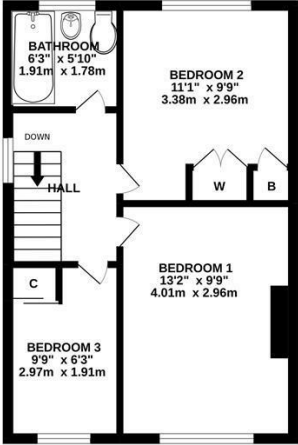
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 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.

Made with Metropix ©2022



## AT A GLANCE...



Lounge with log burner



Kitchen with a host of integrated appliances



Three bedrooms



Family bathroom and downstairs WC



Gorgeous garden



Single garage and off road parking





## WHAT'S GREAT?

An immaculate three bedroomed semi-detached property, in ready to be moved into condition with a fantastic garden, located in Barton Seagrave and offered to the market with NO CHAIN!

Barton Seagrave is a popular village in Northamptonshire that offers excellent schooling, a convenience store, a Post Office, the beautiful Barton Hall, and is lucky enough to be a stone's throw away from the amazing Wicksteed Park! Not only this but the village is close to useful commuter links including the A14 and the A6, and additionally is just a ten minute car journey to the train station that can get you to London within the hour.

Upon entering this property the downstairs layout comprises of; entrance hall, good sized lounge with built in storage and a log burner, kitchen with a host of integrated appliances that opens up into the snug and dining room making for a

perfect space for entertaining. This space is also very versatile and can be altered to suit, the current owners have the dining room at the back of the house which has a sliding door out onto the garden and gives a access into the downstairs WC.

Upstairs there are two generous sized double bedrooms and a third, with the second and third benefiting from built in storage. The family bathroom has been fully tiled and has a shower over the bath.

Outside the garden is fantastic with a patio and decked area and also laid to lawn making for a great garden for hosting and also for children to play. There is a covered seating area attached to the back of the property providing a sheltered area for those rainy days! There is side access to the front giving access to the garage and driveway.

This property is not only in a great area but also offers such flexible living space! Call Oscar James today!

...expect excellence





# SELLER'S SECRET

I have lived in this property for around five years and have enjoyed making improvements along the way! Our garden is a great size and has been a great space for the children to play in and also when entertaining. I am simply hoping to upsize in the local area!



## Why we like it....

A really fantastic property in great condition throughout. The bedrooms are good size and we love the location with it being close to local shops, schools and Wicksteed Park! A 10 out of 10!

To buy or not to buy....

---

---

---

---

---

---

OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB  
01536 722 222  
[www.oscar-james.com](http://www.oscar-james.com)