



56 Speight Crescent,
Barton Seagrave, NN15 6FL

OSCAR JAMES

Price Guide £390,000

ESTATE AGENTS

The Property in Brief...

Set within the highly desirable Hanwood Park Estate in Barton Seagrave, this immaculate four-bedroom detached home offers stylish, versatile living ideal for modern family life.

Upon entering, you are welcomed by a bright and spacious through hallway, providing access to a generously sized lounge - perfect for relaxing evenings. A second reception room offers excellent flexibility, whether used as a home office, playroom, or formal dining space.

To the rear of the property, the impressive kitchen diner forms the heart of the home. Designed with both practicality and entertaining in mind, it features ample space for dining and benefits from patio doors that open out onto the private rear garden, allowing natural light to flood the space. The kitchen also provides access to a separate utility room and a convenient ground floor W/C.

Upstairs, the property continues to impress with three well-proportioned double bedrooms, including a master bedroom complete with its own ensuite shower room. A further good-sized single bedroom and a modern family bathroom complete the first floor accommodation.

An added bonus is the fully boarded loft, offering substantial storage space and easily accessible via a pull-down ladder, ideal for keeping the home clutter-free.

Externally, the south-west facing rear garden is a generous size for a modern new build and sits on a larger-than-average plot, enjoying a high degree of privacy. It has been thoughtfully landscaped to include an extended patio seating area, a decked section to the rear and is predominantly laid to lawn, perfect for outdoor entertaining and family enjoyment.

To the front, the property benefits from off-road parking and a single garage, completing this exceptional home.



Dimensions

Kitchen/Diner
20'2" x 9'4" (6.15 x 2.84)

Lounge
13'1" x 10'8" (3.99 x 3.25)

Reception Room
10'8" x 9'8" (3.25 x 2.95)

Utility Room
6'2" x 5'2" (1.88 x 1.57)

Bedroom 1
11'5" x 10'11" (3.48 x 3.33)

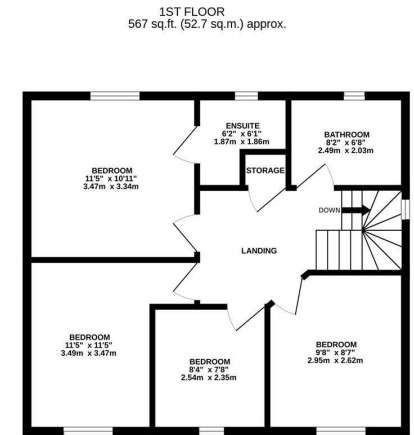
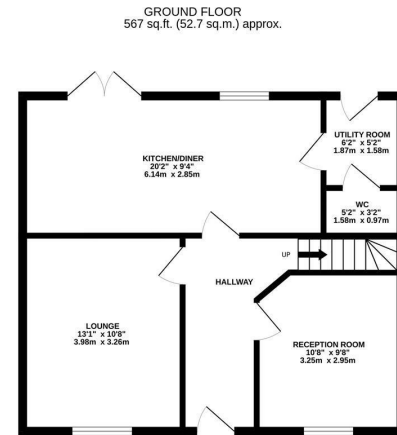
Ensuite
6'2" x 6'1" (1.88 x 1.85)

Bedroom 2
11'5" x 11'5" (3.48 x 3.48)

Bedroom 3
8'4" x 7'8" (2.54 x 2.34)

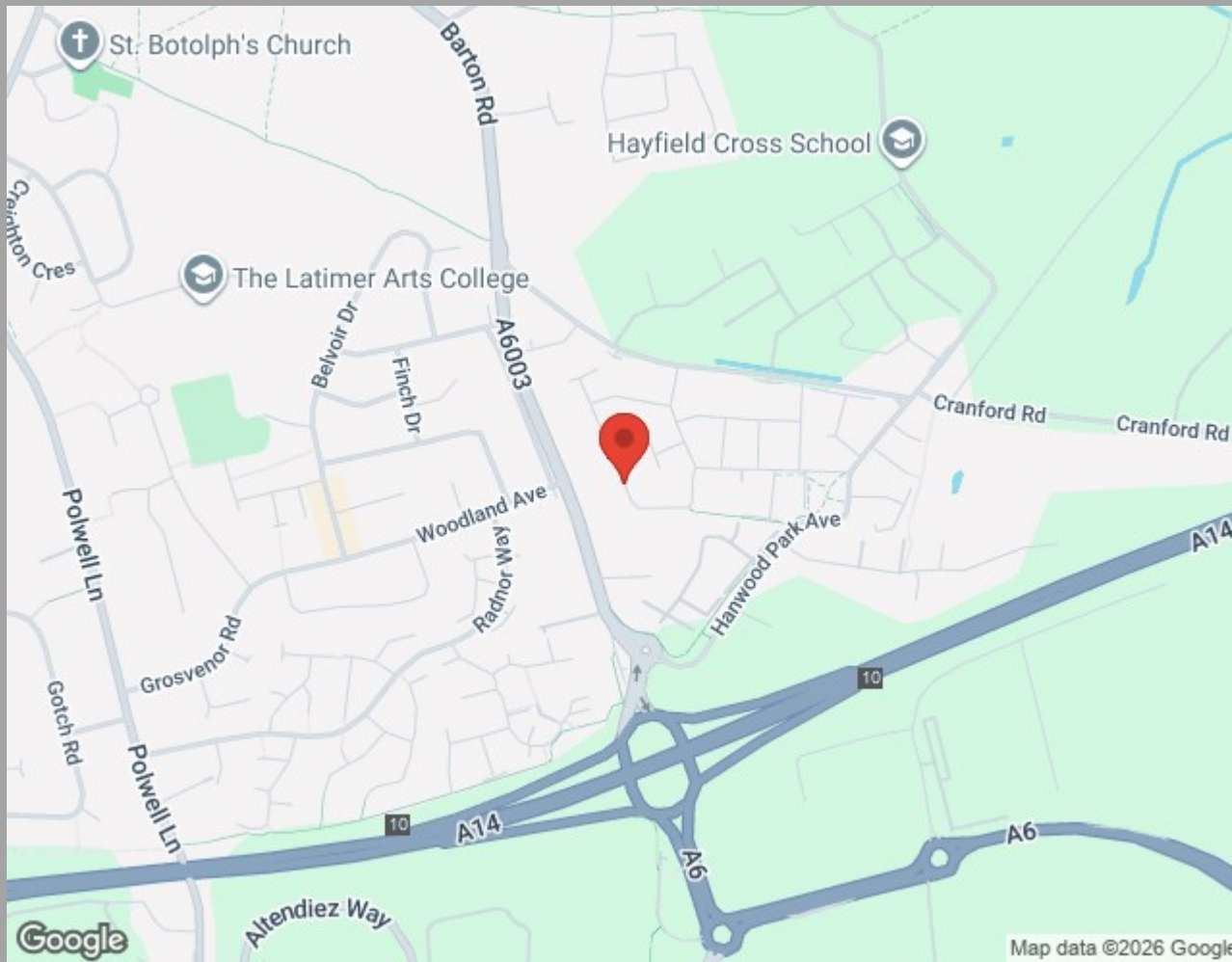
Bedroom 4
9'8" x 8'7" (2.95 x 2.62)

Bathroom
8'2" x 6'8" (2.49 x 2.03)



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 sq.m.) approx.
Whilst every effort 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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