

13 Manningham Lane
Barton Seagrave
Northamptonshire
NN15 6RL

£315,000

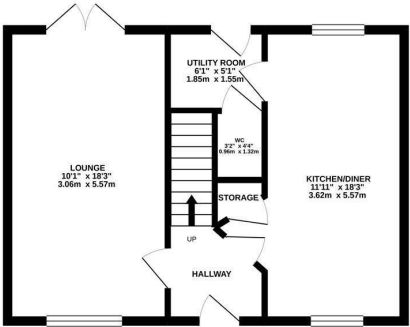


OSCAR JAMES

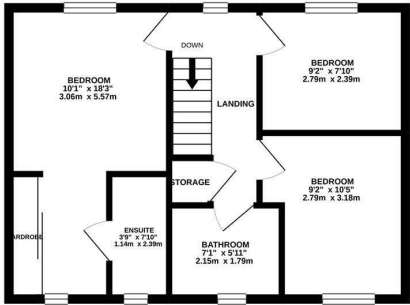
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FLOOR PLANS

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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...



Dual aspect living room



Modern fitted kitchen/diner



Three double bedrooms



Ensuite to master, family bathroom and downstairs WC



Front and rear gardens



Single garage and driveway



WHAT'S GREAT?

A beautifully presented three bedroom DETACHED Persimmon-built home located in the prime location of Barton Seagrave on the Cranford Chase development. Offering convenient access to local amenities such as shops, recently established schools, and easy access at the A14.

Constructed in 2021, this home is presented in impeccable condition throughout. The property showcases a 'Clayton' design, characterised by a generously sized lounge with LVT flooring, is dual aspect and benefits from patio doors leading to the rear garden. A separate kitchen/diner with a range of base and eyelevel units, built in appliances, plenty of countertop and a utility room, and WC complete the ground floor.

On the upper level, three well-proportioned bedrooms await, including a

sizable master bedroom with built-in wardrobes and an ensuite shower room, complemented by a separate family bathroom.

The rear garden is spacious and boasts considerable privacy! The garden is fully enclosed with gated access to the driveway, access to the garage and an additional bonus of a summerhouse, ideal for enjoying hours in the garden!

Additional advantages comprise UPVc double glazing, gas radiator heating, approximately seven years remaining on the new home build guarantee, off-road parking for two vehicles, a single garage, and landscaped gardens both front and rear.

Contact Oscar James Burton Latimer to make your viewing appointment!

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SELLER'S SECRET

This has been a great home to us, we love our garden in particular and can spend hours out here in the summer!



Why we like it....

A fabulous home, with generously sized rooms throughout, call today to avoid missing out!

OSCAR JAMES

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To buy or not to buy....
