

2A Cranford Road  
Barton Seagrave  
NN15 5JH

£625,000 (offers over)



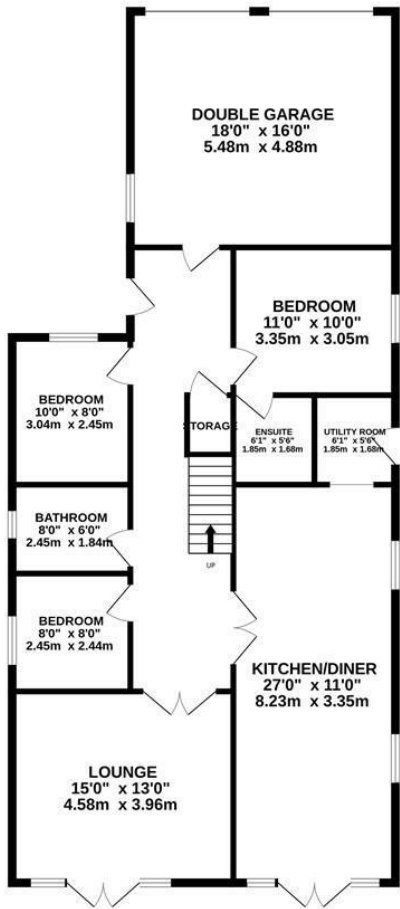
OSCAR JAMES

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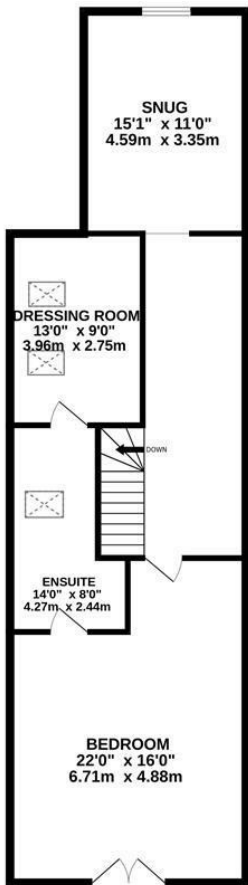


# FLOOR PLANS

GROUND FLOOR  
1360 sq.ft. (126.3 sq.m.) approx.



1ST FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 2231 sq.ft. (207.2 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...



Large Lounge with Patio Door to the Rear Garden



Expansive Kitchen Diner with Integrated Appliances, Patio Doors and Access to Utility Room



4 Double Bedrooms with Potential to make 2 Extra Bedrooms



4-Piece Ensuit to Master Bedroom, Ensuite to Second Bedroom and Ground Floor Family Bathroom



Large Rear Garden with Patio Area, Lawn and Mature Shrubs and Trees



Off-Road Parking For Multiple Vehicles & Integrated Double Garage



## WHAT'S GREAT?

On the prestigious Cranford Road in Barton Seagrave, this versatile 4-bedroom detached home offers endless potential, with the option to easily convert into a spacious 6-bedroom property and immaculately maintained throughout.

Upon entering, you are welcomed by a grand entrance hall adorned with elegant herringbone flooring, setting the tone for the rest of the home. The ground floor boasts three generously sized double bedrooms, one of which benefits from an ensuite, providing flexibility for guest accommodation or a home office. Also, a family bathroom that service the additional bedrooms. The large lounge offers a relaxing retreat, with patio doors that open out to the private garden.

The heart of the home is the expansive kitchen-diner-family room, designed for both functionality and entertaining. Featuring beautiful stone worktops and a range of built-in appliances, the space provides ample room for a large dining table. With patio doors leading to the garden and direct access to the utility room, this area truly exemplifies the open-plan

lifestyle.

Upstairs, the luxurious master suite offers a spacious bedroom with a feature Juliet balcony, overlooking the garden. The ensuite is a true highlight, boasting a four-piece suite with a freestanding bath, double shower, and access to a walk-in dressing room – which can easily be converted into a fifth bedroom. Additionally, a snug room on the upper floor provides the potential to create a sixth bedroom, further enhancing the property's flexibility.

Outside, the large garden is a peaceful space, featuring a slabbed seating area, lawn, mature trees and shrubs, offering privacy and tranquility. With off-road parking for multiple vehicles and an integral double garage, this home ensures convenience and practicality.

This exceptional property offers a wealth of opportunity, with the potential to adapt to your needs and lifestyle. Call Oscar James to book a viewing TODAY!

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# SELLER'S SECRET



Why we like it....

## OSCAR JAMES

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

To buy or not to buy....

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