

188 Barton Road
Barton Seagrave
NN15 6RZ

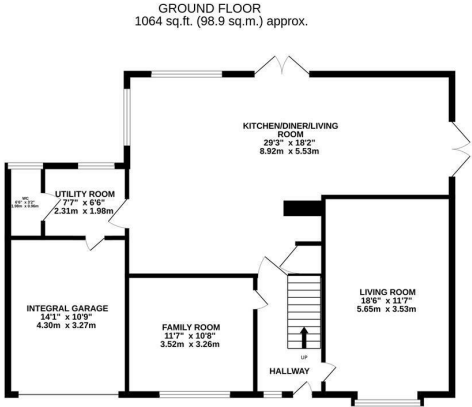
£575,000 Guide Price



OSCAR JAMES

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FLOOR PLANS



TOTAL FLOOR AREA: 1773 sq.ft. (164.7 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 and Second Reception Room



High Quality Open Planned Kitchen Diner Family Room



5 Well Proportioned Bedrooms



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



Intimate Courtyard Garden & Second Large Side Garden



Off-Road Parking for Multiple Cars and Integral Garage



WHAT'S GREAT?

** NO ONWARD CHAIN**

Located in Barton Seagrave, this extended five-bedroom detached home on Barton Road offers exceptional living space, high-quality finishes and flexible accommodation.

Set behind a sweeping driveway providing parking for multiple vehicles, the property also benefits from an integral single garage and boasts immaculate presentation throughout, having been significantly improved by the current owners.

Step inside to a spacious entrance hall, setting the tone for the elegant and versatile interiors. To the front of the home is a large formal lounge, ideal for relaxed evenings, while a separate family room offers fantastic flexibility as a formal dining room, playroom, or home office.

At the heart of the property is the truly stunning extended kitchen/dining/family room. A showpiece space perfect for everyday living. Finished with polished tiled flooring and stone worktops, the kitchen features a central island with induction hob and integrated downdraft extractor, double

oven, dishwasher, and impressive full-length fridge and freezer. There's ample space for a dining table and a relaxed seating area, all opening onto the garden via French doors.

Completing the ground floor is a utility room, WC and internal access to the garage for added convenience.

Upstairs, the generous master bedroom includes a stylish en-suite shower room, while two further bedrooms — one double and one single — share access to a beautifully refitted family bathroom. The extension has created two additional double bedrooms, making this home ideal for families.

Outside, the home enjoys two garden spaces: a private and intimate courtyard garden to the rear, perfect for quiet relaxation, and a larger, lawned side garden offering a high degree of privacy and plenty of room for outdoor entertaining or family activities.

Located in a prestigious setting with excellent amenities, this home is a truly special find.

To book a viewing, please call Oscar James today!

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SELLER'S SECRET

We have renovated and extended the house. This has been an fantastic home for us and I hope the new owners will enjoy all the work we have done.



Why we like it....

WHAT A HOUSE! The owners bought the property through us and have made it into a truly special home. The finish throughout and accommodation it has to offer makes this a very rare find!

OSCAR JAMES

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To buy or not to buy....
