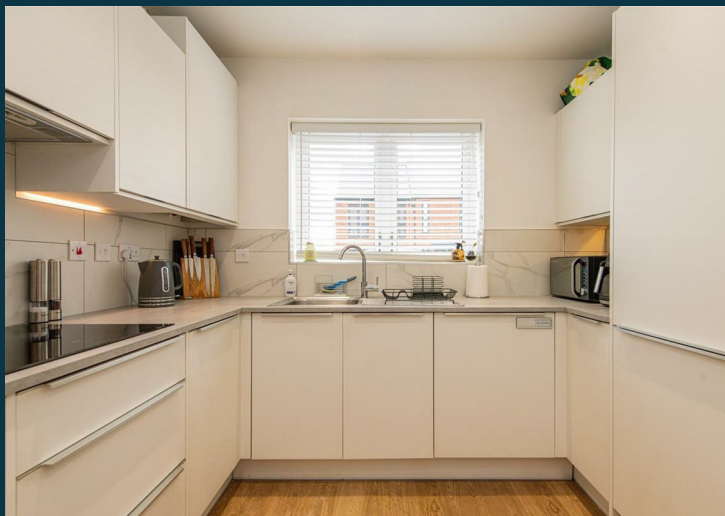


7 Saddlers Drive  
Barton Seagrave  
NN15 6FU

45% Shared Ownership £130,500

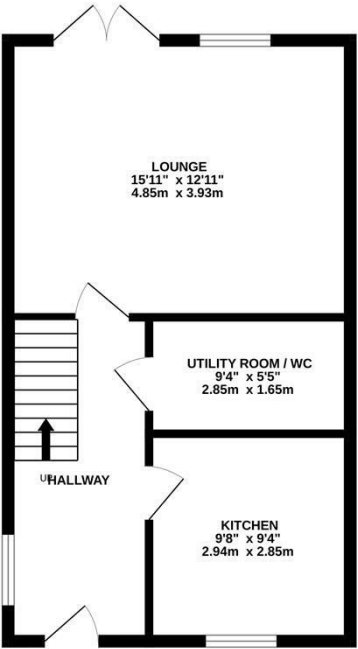


OSCAR JAMES

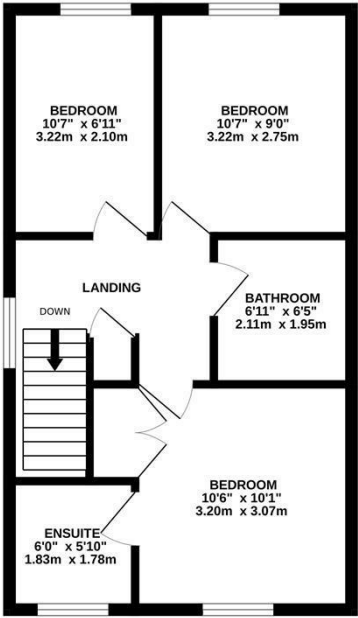
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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 misstatement. 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 Mensuix v2009



## AT A GLANCE...



Lounge/diner



Modern kitchen with built in appliances



Three good sized bedrooms



Ground floor WC, family bathroom and ensuite to master



Low maintenance rear garden



Off road parking for two



# WHAT'S GREAT?

\*\*\* SHARED OWNERSHIP HOME \*\*\* \*\* SHARED OWNERSHIP HOME \*\*\*

Welcome to this charming semi-detached house located on Saddlers Drive in the desirable development of Hanwood Park in Barton Seagrave. This property offers an excellent opportunity for those seeking a modern family home at an affordable price due to the property being 45% shared ownership with Orbit Housing Association.

As you enter, you are greeted by a welcoming hallway, providing access to the modern, fitted kitchen. The kitchen is well equipped & boasts modern appliances and includes a convenient separate utility area and ground floor WC combined. You'll also find a spacious lounge diner, perfect for both relaxation and entertaining. This room is filled with natural light, thanks to the patio doors that lead to the rear garden, creating a seamless connection between indoor and outdoor living.

This home boasts three well-proportioned bedrooms, each featuring built-in storage to maximise space. The master bedroom benefits from an en-suite bathroom, providing a

private retreat for the homeowners. Additionally, there are two further bathrooms, ensuring ample facilities for family and guests alike.

Outside, the low-maintenance rear garden is fully enclosed, offering a safe space for children to play or for you to enjoy a quiet moment in the fresh air. The property also includes off-road parking for two vehicles, positioned side by side, which is a valuable asset in this area.

In summary, this three-bedroom semi-detached house on Saddlers Drive is an ideal choice for families or individuals looking for a modern, comfortable home with convenient amenities. With its attractive features and shared ownership option, it presents a fantastic opportunity to secure a lovely property in a sought-after\* location.

NB: Additional monthly costs to be aware of are:

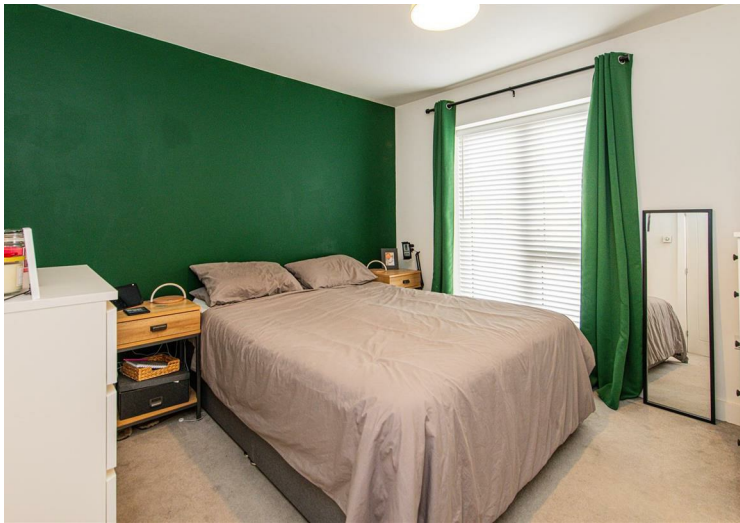
£422.33 - Rent

£19.80 - Service charge

£24.67 - Buildings insurance

Contact sole selling agents Oscar James to make your viewing arrangements!

...expect excellence



# SELLER'S SECRET

This has been a perfect first home for me. I love the family friendly estate and I hope a new owner will be as happy here as I have.



## Why we like it....

A rare opportunity to purchase a THREE bedroom shared ownership home! We can't stress enough that homes like these are few and far between. Be quick to avoid missing out!

# OSCAR JAMES

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01536 722 222  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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