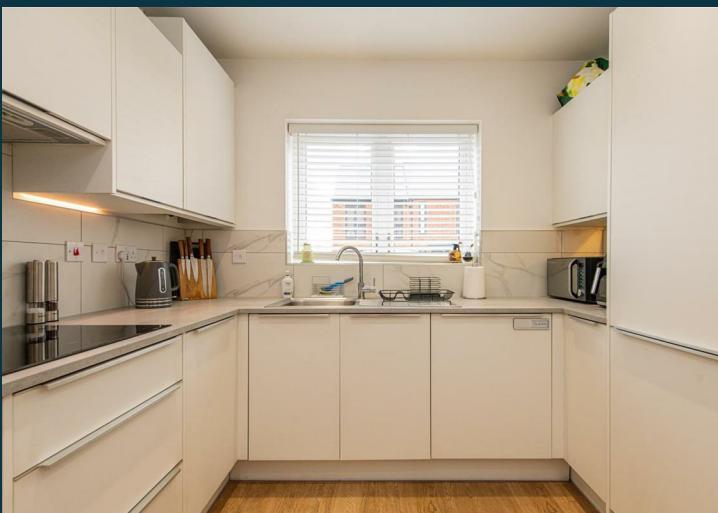


7 Saddlers Drive  
Barton Seagrave  
NN15 6FU

45% Shared Ownership £130,500

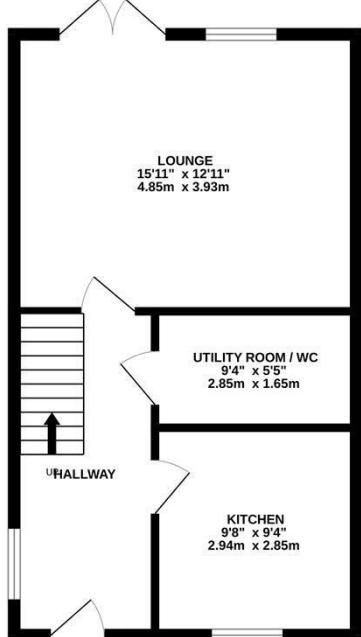


OSCAR JAMES

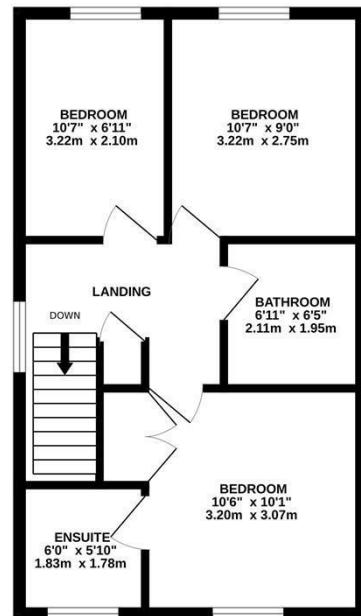
...expect excellence

# FLOOR PLANS

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



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



## 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!

To buy or not to buy....

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**OSCAR JAMES**

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