

1 Nene Close  
Barton Seagrave  
NN15 6TA

£650,000



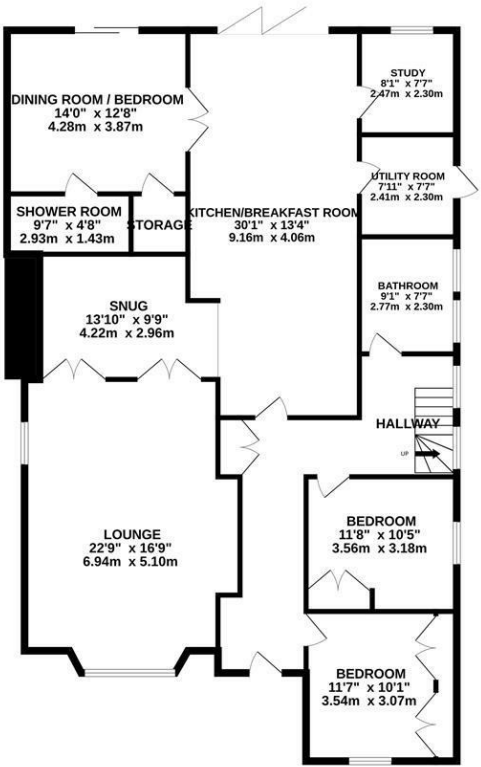
OSCAR JAMES

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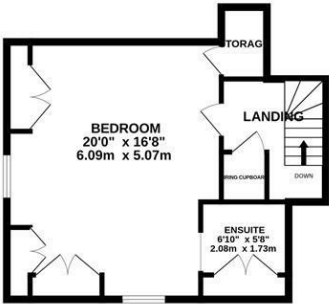


# FLOOR PLANS

GROUND FLOOR  
1752 sq.ft. (162.8 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 2221 sq.ft. (206.3 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...



Four reception rooms



Bespoke fitted kitchen with built in appliances



Four double bedrooms all with built in storage



Spectacular family bathroom & two ensuite shower rooms



Great sized rear garden



Single garage and off road parking on the drive way for several additional vehicles





## WHAT'S GREAT?

This unique 4 bed home spans approximately 2220 sq foot after being heavily extended to the ground floor. Offered to the market in turn-key condition, having being improved to a high specification throughout by the existing owners this home truly needs to be viewed to be appreciated.

Situated on a private driveway and occupying a corner plot this home has parking for several vehicles side by side along with a single garage too!

The entrance hallway with Karndean flooring provides access immediately to the central hub of the home which showcases a bespoke kitchen/dining/family room. The kitchen boasts quality integrated appliances including three ovens, two with dual purposes, a steamer & microwave. A coffee machine, full height fridge & freezer, hot tap and INCINERATOR are added extras. With granite counter tops, storage galore, underfloor heating, Sonas speakers a lantern roof light and bifold doors onto the rear garden this room is drenched in natural light and really is a fantastic space to entertain.

Open to the kitchen is a snug area with an inglenook fireplace with exposed stone and an open fire. This room seamlessly connects through double doors to join the formal, bay fronted lounge, which sits to the front aspect of this beautiful home. The gas fireplace and stone surround are a real focal point and the low elevation exaggerates the high ceiling.

Adjacent to the kitchen you will find a utility room, a study with built in storage and a spacious bedroom/further reception with ensuite facilities.

Upstairs is a generous master suite which light and airy, enjoys an abundance of wardrobe units and shower room facilities. The shower room like everywhere else in the house has been finish to a high standard and quality, with a floating vanity unit with granite countertops and drawers below.

The garden is substantial manageable and low maintenance and enjoys a huge degree of privacy. This is a one of a kind home, call Oscar James today to book your viewing!

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# SELLER'S SECRET

We have loved living here, we're big entertainers so the kitchen/dining/family room is where we spend most of our time, it's great for gatherings!



## Why we like it....

This is a special kind of home and it offers versatile accommodation. It is immaculately presented throughout and would be ideal for families or those who want heavy ground floor living space.

# OSCAR JAMES

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To buy or not to buy....

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