

1 Speight Crescent  
Barton Seagrave  
Northamptonshire  
NN15 6PL

£275,000

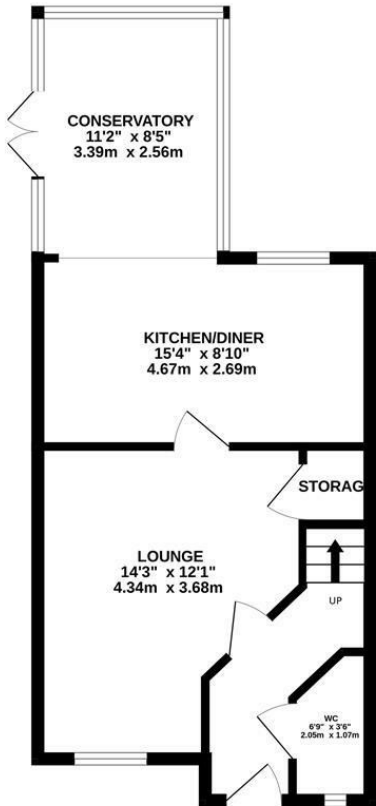


OSCAR JAMES

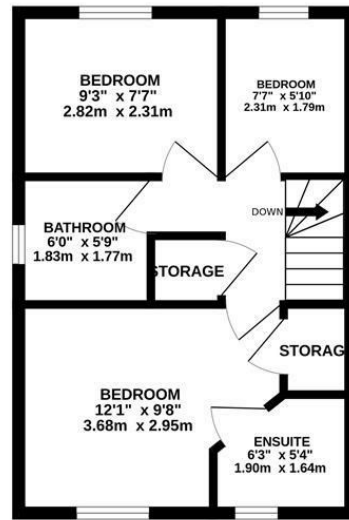
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# FLOOR PLANS

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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...



Well Proportioned Lounge



Open Plan Kitchen Diner



Three Bedrooms



Well Presented Family Bathroom



Generously Sized Rear Garden



Off Road Parking





## WHAT'S GREAT?

This stunningly presented three bedroomed property situated in the ever popular Hanwood Park development, nestled between the lovely villages of Barton Seagrave and Cranford.

The location is family friendly, close to excellent schooling, local amenities, the fabulous Wicksteed Park and great rail links providing access into central London within the hour.

This property is extremely well presented, upon entering you'll be greeted with an entrance hall leading to the WC, spacious lounge and the open plan kitchen/diner/family room with a stunning conservatory leading out to the garden.

Upstairs offers three well proportioned bedrooms and an immaculate family bathroom. The master bedroom benefits from storage and an ensuite shower room.

Externally the property benefits from a generously sized, fully enclosed SOUTH FACING rear garden with side access to the front and tandem off road parking for two cars.

To arrange to come and view this fantastic home, please give Oscar James a call today.

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# SELLER'S SECRET

This home has been great for us, we love the location and when we put the conservatory on it made such a difference to the kitchen space, its now a great space for entertaining.



*Why we like it....*

This is a great house, its in fantastic condition and in a great location, do not miss out on your chance to own it!!

## OSCAR JAMES

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

*To buy or not to buy....*

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