

OFFERS IN EXCESS OF

£450,000

Grosvenor Road

Barton Seagrave, NN15 6TF

PROPERTY SUMMARY

Grosvenor Road, Barton Seagrave, presents a rare opportunity to secure a unique detached home on a substantial plot, offered to the market with no onward chain. With approximately 1,713 sq ft of versatile accommodation, this is a genuine one off that provides an excellent canvas for a buyer looking to modernise, reconfigure or simply make a spacious family home their own. The ground floor offers a flexible layout with a generous kitchen, dining and family room, separate dining room, substantial living room and conservatory, providing several spaces for everyday family life, entertaining and relaxing. There is also a utility room, ground floor WC and a further room currently shown as a bedroom or reception room, ideal for use as a fourth bedroom, home office, playroom or snug. A ground floor bathroom adds additional convenience and increases the flexibility for multi generational living or guests. Upstairs, there are three further bedrooms, including a principal bedroom with a dressing room, alongside a family bathroom. The overall accommodation offers plenty of potential for a new owner to update the property and tailor it to their own style and requirements, while retaining the excellent footprint and adaptable layout already in place. Outside, the large plot is a real advantage, with off road parking and a detached single garage providing useful storage and parking. The size of the grounds creates scope for landscaping, extending or further enhancement, subject to the necessary permissions.

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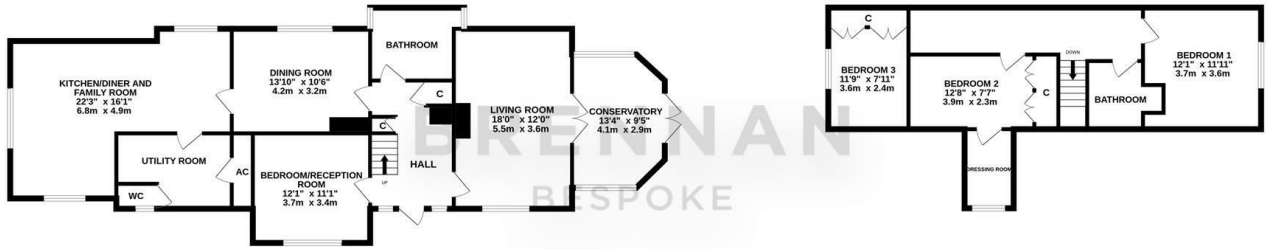






GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.

1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.1 sq.m.) approx.

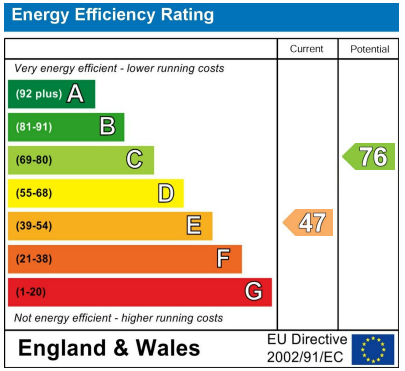
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
NNC

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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