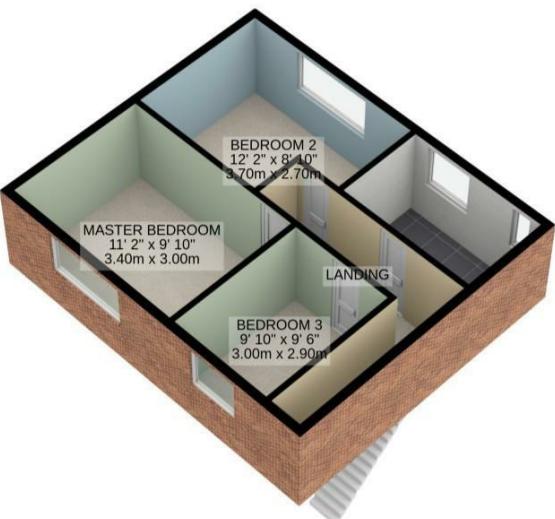


## Belvoir Drive, Barton Seagrave NN15 6RA



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



## Belvoir Drive, Barton Seagrave NN15 6RA

- Three (potentially Four) bedrooms
- Double parking and garage
- Well Presented
- Larger than average rear garden
- NO CHAIN

PRICE  
£300,000  
OFFERS IN EXCESS  
OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

23 High Street, Rothwell  
01536 418100  
[info@simonac.co.uk](mailto:info@simonac.co.uk)  
[simonac.co.uk](http://simonac.co.uk)

\*\* IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\* Offered with NO CHAIN is this extended three (potentially four) bedroom semi-detached Family home with double parking, garage and larger than average Eastley aspect rear garden.

Gas central heated and double glazed, the property offered good size and well presented accommodation with further potential to extend if required. Many features include solid wood flooring through the ground floor and a wood burner in the sitting room. Reception Hall, Lounge/sitting room and Conservatory. Kitchen, rear hallway to side porch, separate Utility/cloakroom W.C and larger separate dining room/ 4th bedroom. Landing to three further bedrooms and refitted Bath & shower room. Gardens to front and rear including Timber shortage sheds, and green house.

Approx floor area 131 sq.m (1,417 sq.ft)

## RECEPTION HALL

Via opaque Upvc double glazed panelled door with double glazed window to side, solid wood flooring running throughout the ground floor, stair case raising to first floor landing with under stairs cupboard, panelled doors to Lounge/Sitting Room and Kitchen

## LOUNGE/SITTING ROOM

13'5" x 19'0" (4.10m x 5.80m)

Pleasant good size room with feature fire place having cast iron wood burner, upvc double glazed window to front, radiator, Upvc double glazed doors and picture windows offering outlook and access to Conservatory and in turn rear garden

## CONSERVATORY

12'1" x 8'6" (3.70m x 2.60m)

Predominately of brick and double glazed construction, giving outlook and access via double doors to Easterly aspect enclosed rear garden

## KITCHEN

12'5" x 8'10" (3.80m x 2.70m)

Offering a range of high and base level cupboard units with drawer space and work tops having tiled surrounds, one and half bowl sink unit with mixer tap, built in oven, hob and extractor as well as additional appliance space and breakfast bar area, tiled floor and doorway to Rear Lobby

## REAR LOBBY

Having internal door to Garage, Utility/Wc and Separate Dining Room/Fourth Bedroom, further double glazed door to rear garden

## UTILITY/WC

Offering additional appliance space and Wc

## FRONT/SIDE PORCH

Giving additional entrance via Glazed panel door with further double glazed door to rear hallway

## SEPARATE DINING ROOM/FOURTH BEDROOM

11'1" x 18'0" (3.40m x 5.50m)

Good size room with Upvc double glazed windows to side and rear, continuation of solid wood flooring and radiator

## LANDING

Having panelled doors to Three Bedrooms and refitted Bath/Shower Room, double glazed window to side and access to fully boarded loft space via retractable ladder

## BEDROOM ONE

11'1" x 9'10" (3.40m x 3m)

Having double glazed window to front and radiator

## BEDROOM TWO

12'1" x 8'10" (3.70m x 2.70m)

Having double glazed window to rear having single panelled radiator under

## BEDROOM THREE

9'10" x 9'6" (3m x 2.90m)

Having double glazed window to front, radiator and fitted single bed unit

## BATH/SHOWER ROOM

Impressive refitted four piece suite comprising close coupled Wc, pedestal wash hand basin, panelled bath and shower cubicle, tiling to walls and floors, opaque double glazed window to rear, heated towel rail/radiator

## OUTSIDE FRONT

Mostly lawn and walled garden to front with hard standing for two vehicles including access to Garage

## GARAGE

Having double doors with power and lighting connected, aforementioned door to/from Rear Lobby

## OUTSIDE REAR

The rear garden is a particular feature to the property, being a good sized and enjoying a great deal of privacy, Easterly facing paved patio stepping on to larger lawn edged with well stocked shrub and flower borders, green house, timber shed and wood store as well as stand pit, outside tap and lighting



call to view 01536 418100

