



22 Park View, Barton Seagrave, NN15 6WP

£535,000









# 22 Park View

Barton Seagrave, NN15 6WP

Is This The Ultimate Family Home ! This outstanding detached family home built by renowned builders "Redrow" offers an abundance of family living space and boast the most impressive garage conversion with its own bar. Park View is a peaceful & quiet Cul-de-sac situated on the sought after Redrow development in Barton Seagrave, close to Wicksteed Park, Barton Hall and many schools, making it an ideal location for families. With open Parkland on your doorstep and views over the local allotments you really get a feel of countryside and openness which is rare to find on a modern housing development.

Boasting over 1700 square feet on accommodation you immediately enter into a large entrance hall with smart Karndean s flooring, which flows throughout the whole of the ground floor. The spacious open-plan kitchen diner measures over 19ft in length and offers a stylish kitchen with integrated appliances and French doors onto the garden. A home office, separate utility room and WC complete the ground floor. Continuing upstairs you have a large landing with light flooding in from the large window and 4 double bedrooms with the master bedroom benefitting from a luxury en-suite shower room and bedroom 2 also benefitting from another en-suite. The remaining 2 double bedrooms have the use of the smart family bathroom offering amazing convenience for modern family life. To the front there is an open plan lawn garden and double width driveway providing good off road parking. To the rear is a good sized family garden which is mainly laid to lawn with 2 patio areas, gated side access and a timber shed.

With its brilliant games room, home office, 2 en-suites and 4 double bedrooms this really is a remarkable family home

CALL HAWKSBSYS NOW TO ARRANGE YOUR VIEWING 01933 224444

Note\*\*\* This home has the usual benefits of a modern home such as UPVC double glazing & gas radiator central heating but also has solar panels installed which are a great benefit and offer reduced energy bills



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|                                       |   |
|---------------------------------------|---|
| Entrance Hall                         |   |
| Games Room (Double Garage Conversion) |   |
|                                       | 16'6 max x 15'7 (5.03m max x 4.75m)         |
| Lounge                                | 16'6 x 11'7 (5.03m x 3.53m)                 |
| Ground Floor WC                       | 5'8 x 3'3 (1.73m x 0.99m)                   |
| Home Office                           | 9'7 x 8'3 (2.92m x 2.51m)                   |
| Kitchen/Diner                         |   |
|                                       | 19'4 max x 13'5 max (5.89m max x 4.09m max) |
| Utility Room                          | 8'3 x 4'7 (2.51m x 1.40m)                   |
| Landing                               |   |
| Master Bedroom                        | 13'1 x 11'7 (3.99m x 3.53m)                 |
| En-Suite                              | 9'6 x 6'1 (2.90m x 1.85m)                   |
| Bedroom 2                             | 13'8 x 10'6 (4.17m x 3.20m)                 |
| En-Suite                              | 6'2 x 5'7 (1.88m x 1.70m)                   |



**Bedroom 3** 11'4 x 8'9 (3.45m x 2.67m)  
**Bedroom 4** 10'5 max x 9'3 (3.18m max x 2.82m)  
**Family Bathroom** 8'1 x 5'9 (2.46m x 1.75m)

## Directions





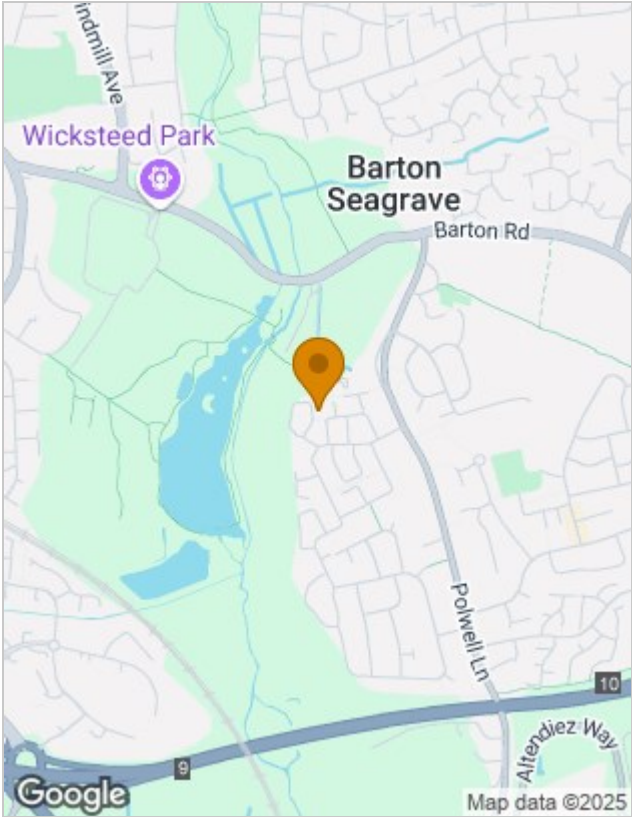




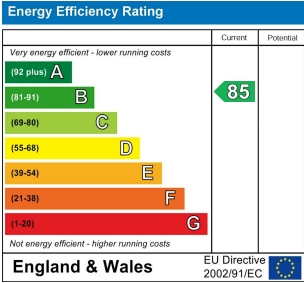
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.