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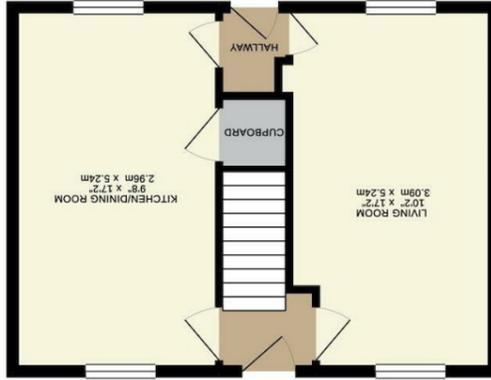
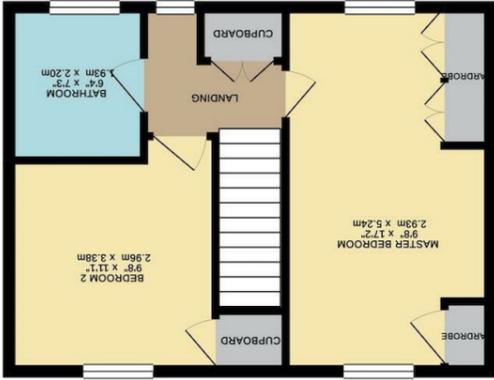
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23 Polwell Lane, Barton Seagrave, NN15 6TB  
£169,995



Style- Semi Detached

Location- Barton Seagrave

A deceptively spacious and well presented family home offering a living room, re-fitted kitchen/ dining room, two double bedrooms and a family bathroom. The property also benefits from an enclosed rear garden and is situated within the popular village of Barton Seagrave.

Entry to the property is gained via the entrance hall with a door through to the living room and a door to access the re-fitted kitchen/ dining room. Both the reception room and the kitchen/ dining room extends the full depth of the property and leads to the hall to the rear which gives access out to the rear garden and a staircase that rises to the first floor landing. Offering a range of eye and base level units, the recently re-fitted kitchen is fitted with an integral oven and hob with space for a washing machine, tumble dryer and a fridge/ freezer. There is also ample space for a family dining table and enjoys views and access into the rear garden.

The first floor landing offers a built-in storage cupboard and gives access to the family bathroom and the two double bedrooms, both of which benefit from built-in storage. Fitted with a three-piece suite, the bathroom comprises a bath with a shower over, low level w/c and a pedestal wash hand basin.

Outside, the rear garden is fully enclosed and is mostly laid to lawn with a paved path to the side leading to the raised timber decked patio area to the rear, perfect for outdoor furniture.



**Living Room**

17'2" x 9'9" (5.24 x 2.98)

**Kitchen/ Dining Room**

17'1" x 9'8" (5.21 x 2.97)

**Master Bedroom**

17'1" x 10'11" (5.22 x 3.33)

**Second Bedroom**

10'8" x 9'6" (3.27 x 2.91)

**Bathroom**

6'10" x 6'2" (2.09 x 1.90)

