



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Chalkleys Lane, Barton Seagrave NN15

"A Modern Classic"

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### **"A Modern Classic"**

This attractive, modern semi detached home occupies a fabulous plot situated within the very desirable Hanwood Park development. The clean, crisp, stylish interior benefits from gas central heating and UPVC double glazing to include an entrance hall, guest cloakroom, generous living room providing both living and dining options and a contemporary kitchen/dining room with integrated oven and hob.

Upstairs there is a cool white principal bathroom and two bedrooms both of which are double sized. Outside is equally impressive, the foregarden arranged with easy care in mind, a driveway to the side provides parking for two/three cars and the South facing rear garden is immaculately kept with two patio seating areas and a manicured lawn. Wicksteed Park, open spaces, walks and Barton Hall are within easy reach, as are all the local amenities.

**Living Room** - 4.6m x 2.9m (15'1" x 9'6")

**Kitchen/Dining Room** - 3.86m x 2.51m (12'8" x 8'3")

**WC** - 1.45m x 0.99m (4'9" x 3'3")

**Bedroom One** - 3.86m x 2.67m (12'8" x 8'9")

**Bedroom Two** - 3.86m x 2.72m (12'8" x 8'11")

**Bathroom** - 1.91m x 1.8m (6'3" x 5'11")

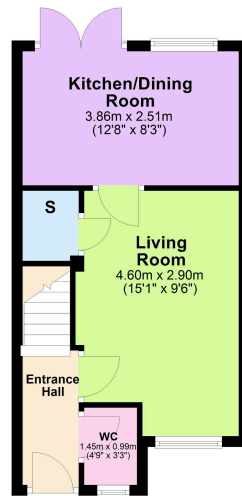






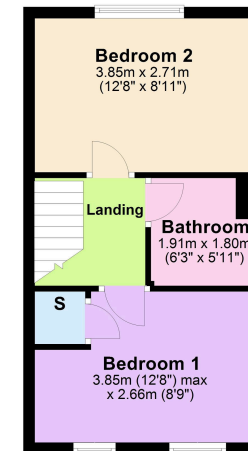
- Semi-Detached
- Two bedrooms
- Ground floor WC
- Off road parking
- Gas central heating
- UPVC windows
- Desirable location
- Walking distance to school
- EPC RATING: B
- COUNCIL TAX: B

**Ground Floor**  
Approx. 30.7 sq. metres (330.3 sq. feet)



Total area: approx. 59.5 sq. metres (640.1 sq. feet)

**First Floor**  
Approx. 28.8 sq. metres (309.7 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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