
HENDERSON
CONNELLAN
ESTATE AGENTS
Laxton Court, Barton Seagrave NN15
"A Hallmark Of Fine Living"

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This fabulous, greatly improved “Springfir” built detached homes offers a stunning interior an fabulous plot, positioned in this very desirable, small cul de sac. Barton Seagrave offers excellent primary and secondary schools, shops, link roads, and Wicksteed Park all within easy reach. The immaculate interior benefits from gas central heating and UPVC double glazing comprising an entrance hall, living room with striking feature fireplace and living flame coal effect gas fire, versatile dining room/study and a kitchen/breakfast room with porcelain tiled flooring and range cooker leading to the utility room and guest cloakroom. Upstairs, there are four well-proportioned bedrooms, three of which are double in size, bedroom one benefitting from an ensuite shower room and walk in wardrobe, and the principal bathroom fitted with a beautiful modern suite. Both the front and rear gardens are well presented with the driveway offering off road parking for two cars with EV charger in front of the double garage fitted with electric roller doors, the private rear garden is laid to lawn with a Natural stone patios. An exceptional home !

Living Room - 7.09m x 3.58m (23'3" x 11'9")

Dining/Study - 4.04m x 2.82m (13'3" x 9'3")

Utility Room - 2.18m x 1.37m (7'2" x 4'6")

WC - 1.37m x 1.32m (4'6" x 4'4")

Kitchen/Breakfast Room - 3.68m x 3.38m (12'1" x 11'1")

Bedroom One - 3.66m x 2.79m (12'0" x 9'2")

Ensuite - 2.16m x 1.55m (7'1" x 5'1")

Bedroom Two - 3.07m x 2.92m (10'1" x 9'7")

Bedroom Three - 3.66m x 2.26m (12'0" x 7'5")

Bedroom Four - 2.62m x 2.57m (8'7" x 8'5")

Bathroom - 2.92m x 1.93m (9'7" x 6'4")

- Gas Central Heating
- UPVC Double Glazing
- Four Bedrooms
- Detached Home
- Generous Plot
- Close to Amenities
- Council Tax: E
- EPC Rating: C
  Tenure: Freehold













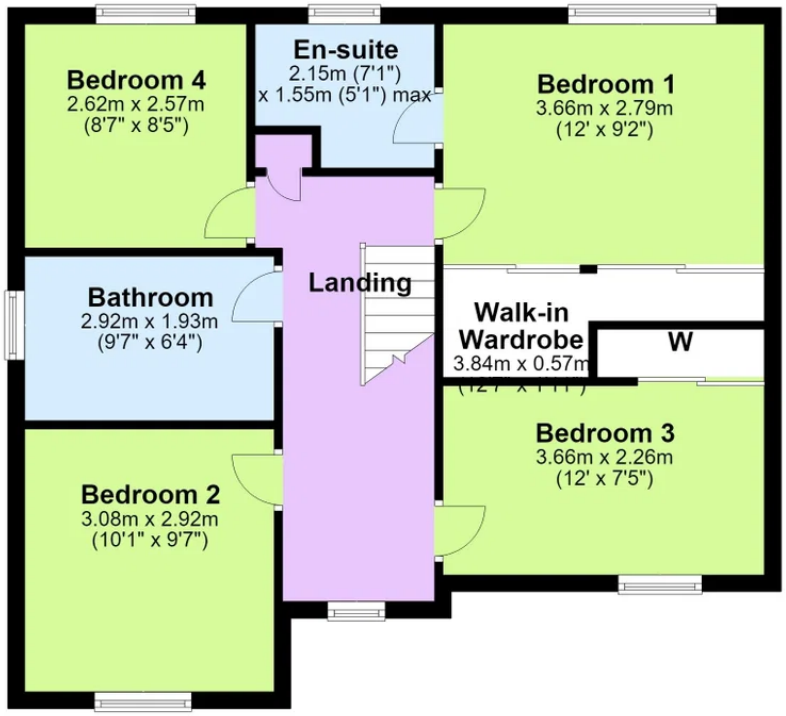
Ground Floor

Approx. 63.8 sq. metres (687.0 sq. feet)



First Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



Total area: approx. 125.1 sq. metres (1346.0 sq. feet)

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The Property Ombudsman
APPROVED CODE

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.