



£260,000

9 Manningham Lane Barton Seagrave NN15 6RL



Carter Williams

Estate and Letting Agents



Built in 2021 by Persimmon Homes, this beautifully presented three-bedroom semi-detached town house is located on the highly sought-after Hanwood Park development in Barton Seagrave. Immaculately maintained and styled to a show home standard, this modern home offers versatile and contemporary living across three floors.

Upon entering the property, you're greeted by an impressive open-plan layout that perfectly blends functionality with style. The kitchen, positioned at the front of the home, features a window to the front aspect and is fitted with a range of wall and base units, ample work surface space, and a handy breakfast bar. Integrated appliances complete this sleek, modern space. The kitchen flows seamlessly into the living area, which provides a warm and welcoming atmosphere for relaxing or entertaining. There is also a convenient downstairs W/C tucked beneath the stairs. At the rear, double doors open into the stunning conservatory, which adds a further dimension to the living space. This bright and airy room features a charming fireplace and offers the perfect spot for dining or a cosy additional sitting area. Further double doors open out onto the well-maintained rear garden, creating a wonderful indoor-outdoor flow. The first floor offers two well-proportioned bedrooms and a stylish three-piece family bathroom, complete with a shower over the bath. A staircase leads up to the spacious master bedroom suite, which benefits from dual-aspect Velux windows allowing natural light to flood in. There is also fitted storage within the hallway, making excellent use of the space. To the rear, the private enclosed garden has been thoughtfully landscaped with areas laid to lawn and patio, perfect for relaxing or dining alfresco. There is a garden shed for additional storage and gated access to the driveway.

To the side, the driveway provides off-road parking for multiple vehicles, adding to the home's practicality.

Situated on the desirable Hanwood Park development, this property enjoys close proximity to local amenities, shops, schools, and public transport links, with nearby access to train stations for easy commuting.

EPC Rating: B
Council Tax Band: C





Reception 6.72m (22' 1") Max x 3.68m (12' 1") Max

Conservatory 3.15m (10' 4") x 2.87m (9' 5")

Bedroom 6.02m (19' 9") x 3.68m (12' 1") Max

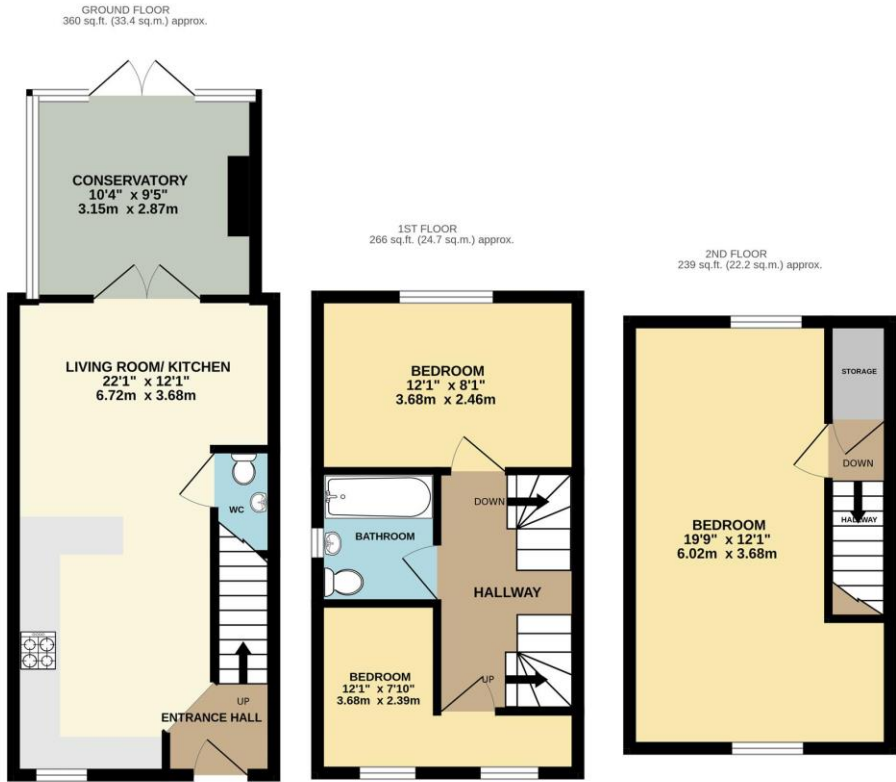
Bedroom 3.68m (12' 1") x 2.34m (7' 8")

Bathroom 1.83m (6' 0") x 1.69m (5' 7")

Bedroom 3.70m (12' 2") Max x 2.34m (7' 8") Max

W/C 1.49m (4' 11") x 0.84m (2' 9")





TOTAL FLOOR AREA : 865 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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