



**£264,500**

6 Grendon Drive Barton Seagrave NN15 6RW



**Carter Williams**  
Estate and Letting Agents



Nestled in a cul-de-sac close to excellent local amenities, this modern three-bedroom semi-detached property offers comfortable and versatile living, perfect for families, professionals, or first-time buyers alike.

Upon entering, you are welcomed by a bright entrance hall providing access to the ground floor accommodation. To the right, there is a convenient cloakroom fitted with a hand wash basin and low-level W/C. To the left, the fitted kitchen features a range of wall and base level units, ample worktop space, and provisions for white goods, with a window overlooking the front aspect. To the rear of the property, the spacious lounge/diner offers a generous and versatile living area with an electric fireplace, built-in under-stairs storage, a window to the rear, and double doors opening out to the garden — perfect for both relaxing and entertaining. Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, while the second bedroom is a comfortable double, and the third provides an ideal single bedroom or home office. A built-in cupboard on the landing provides additional storage. The first floor is completed by a modern three-piece bathroom suite with shower over bath. Externally, the property enjoys a low-maintenance rear garden enclosed by fencing, with a rear access door into the single garage. To the front, there is a driveway providing off-road parking for one vehicle in addition to the garage.

Located within easy reach of reputable schools, local shops, and public transport links, this home combines convenience with modern living in a desirable setting. Viewing is highly recommended - contact Carter Williams today.

Council Tax Band: C  
EPC Rating: C

3 1 1



**Lounge/ Diner 4.43m (14' 6") x 4.45m (14' 7")**

**Kitchen 3.14m (10' 4") x 2.20m (7' 3")**

**Bedroom 3.42m (11' 3") + Storage x 2.37m (7' 9")**

**Bedroom 3.44m (11' 3") x 2.46m (8' 1")**

**Bedroom 2.21m (7' 3") x 2.00m (6' 7")**

**Bathroom 1.90m (6' 3") x 1.88m (6' 2")**

**W/C 1.90m (6' 3") x 0.96m (3' 2")**

**Garden**

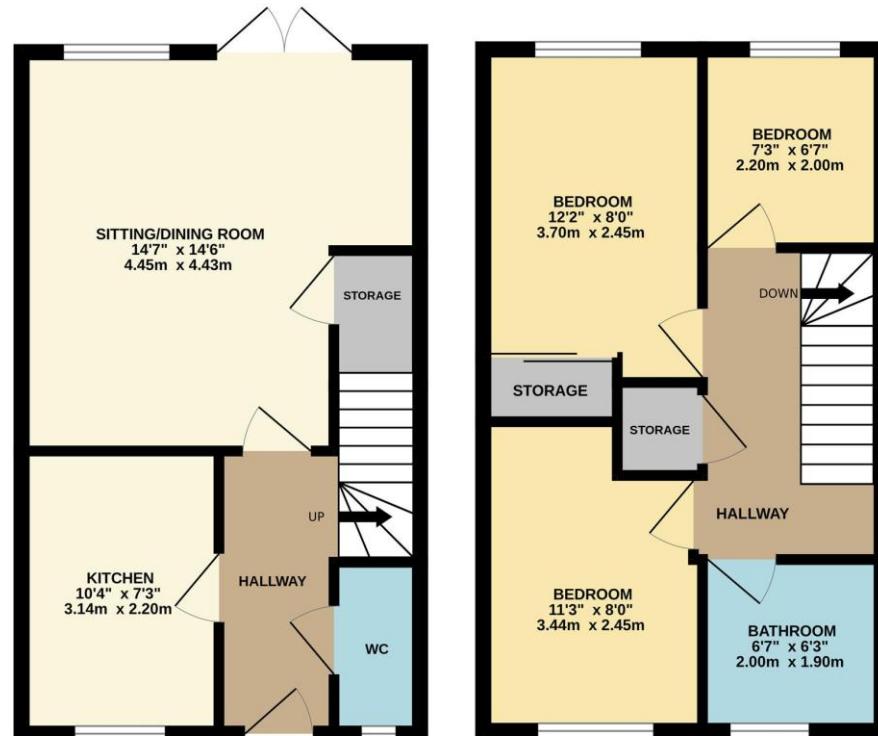
**Garage**





GROUND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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