





A beautifully appointed extended three bedroom detached home, situated within the desirable village of Barton Under Needwood, including catchment for John Taylor High School. The property benefits from two reception rooms, utility room, downstairs shower room and an upstairs bathroom, three well proportioned bedrooms and a driveway providing parking facility. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance hall

With two built in storage cupboards, central heating radiator, two double glazed windows to the front elevation, recessed spotlighting and an opening leading to the utility and kitchen.

Shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, double shower cubicle with glass sliding door, recessed spotlighting, central heating radiator, double glazed windows to the side and rear elevation and an electric extractor fan.

Utility room

With a selection of wall and base units having a roll edge laminate preparation work surface, sink with mixer tap and drainer, space for washing machine, tumble dryer, dishwasher and freezer, central heating radiator, recessed spotlighting, electric extractor fan, double glazed window to the rear elevation and a double glazed upvc door leading out onto the garden.

Kitchen

With a selection of matching wall and base units having a roll edge laminate preparation work surface, four ring hob with extractor over, electric oven and separate grill, one and a half bowl ceramic sink with mixer tap and drainer, under counter drawers, space for fridge, recessed spotlighting, central heating radiator, storage cupboard and a double glazed window to the rear elevation.



Dining Room

With central heating radiator, double glazed bifolding doors leading to the conservatory, stairs rising to the first floor and door leading off to the living room.

Conservatory

With double glazed windows to the rear and side elevations and double glazed French doors leading out onto the patio.

Living Room







With central heating radiator and a double glazed window to the front elevation.

First Floor

With central heating radiator, airing cupboard, double glazed window to the side elevation, loft hatch and doors leading off to:

Master Bedroom

With central heating radiator, double glazed window to the rear elevation and a built in sliding wardrobe.

Bedroom Two

With central heating radiator, built in sliding mirror wardrobe and a double glazed window to the front elevation.

Bedroom Three

With central heating radiator and a double glazed window to the front elevation.

Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, bath with shower screen and electric shower over, central heating radiator, recessed spotlighting and a double glazed window to the rear elevation.

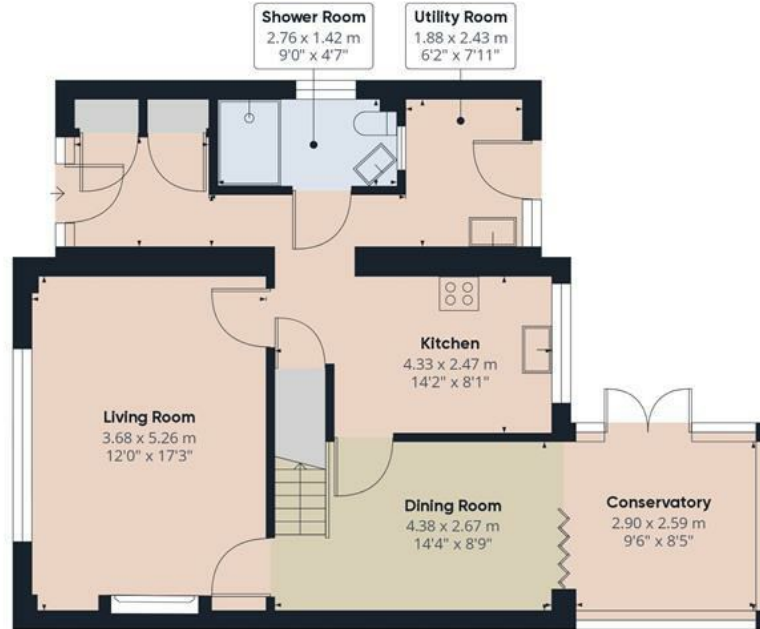


Outside

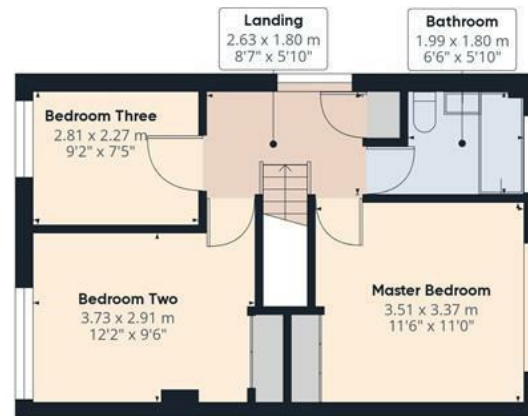
The outside of the property to the front elevation offers a block paved driveway providing ample parking facility. The rear elevation offers a mainly laid to lawn garden with patio area ideal for seating, all of which is enclosed via timber fencing.







Floor 0



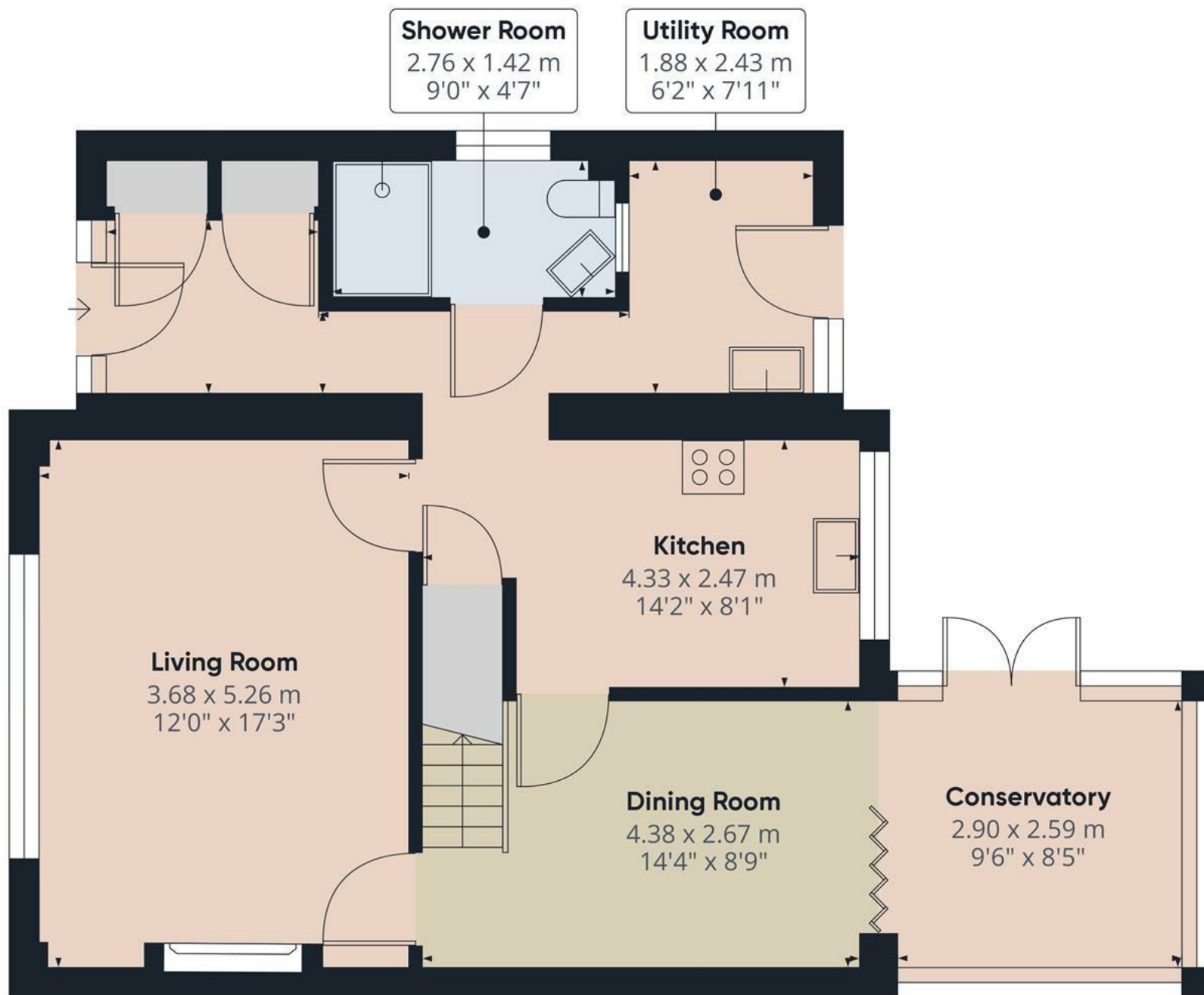
Floor 1

Approximate total area⁽¹⁾
106.8 m²
1149.59 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾

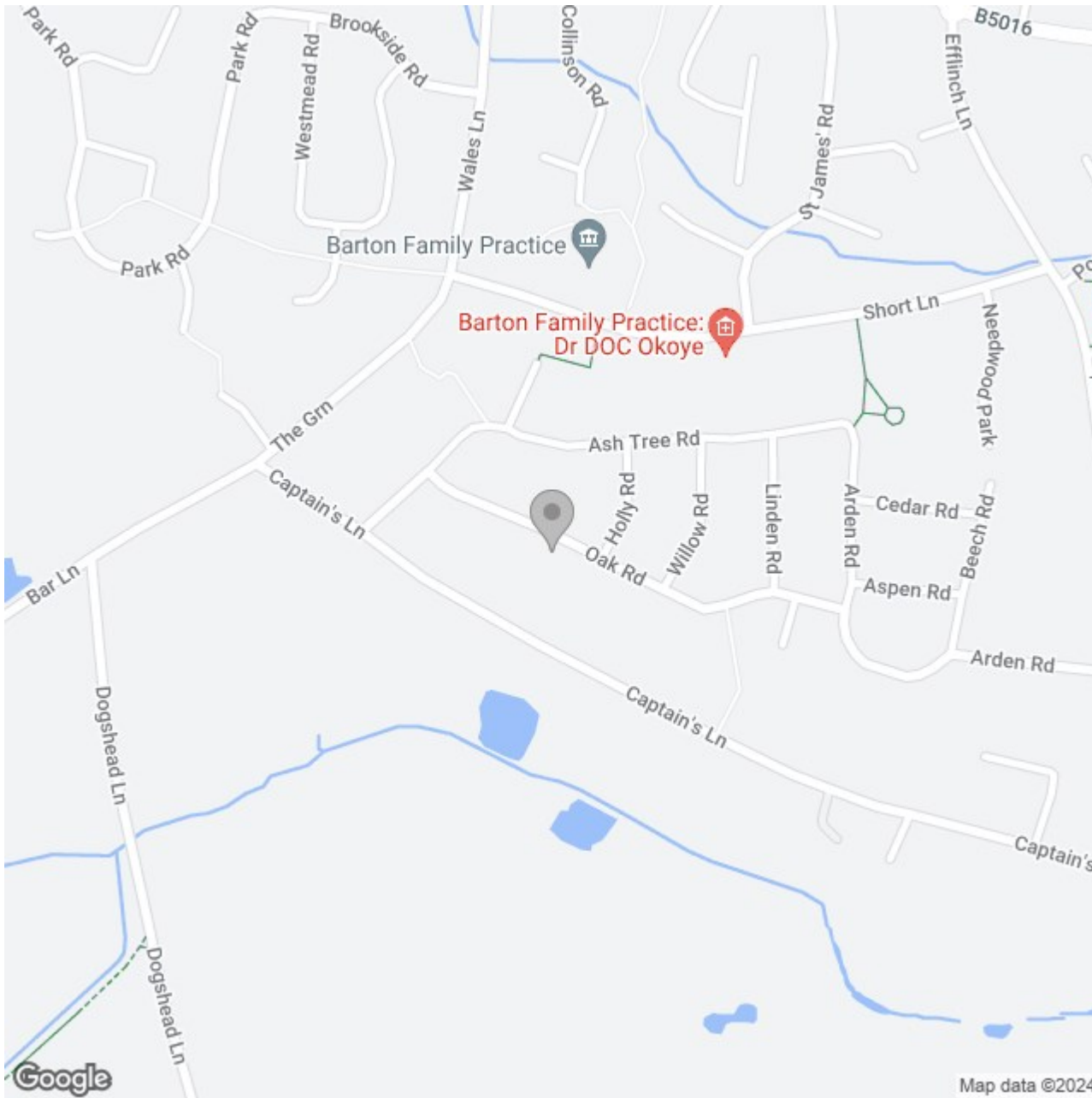
66.84 m²
719.51 ft²

(1) Excluding balconies and terraces.

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	