



Main Street, Barkby, LE7



£190,000



## Key Features

- Two Bedrooms
- Traditional Mid Terrace
- Sought After Village of Barkby
- Contemporary Fitted Breakfast Kitchen
- Courtyard to Rear
- Gas Central Heating
- EPC rating TBC
- Freehold





An ideal starter home or buy to let investment, fall in love with this two bedroom terrace situated in the highly regarded village of Barkby. Featuring a wealth of characterful features including picture rails, wooden door throughout and a cast iron fireplace, the gas centrally heated layout include a breakfast kitchen, inner lobby, lounge with burner and covered decking area. Upstairs you will find two bedrooms and a contemporary fitted bathroom. To the rear is a low maintenance courtyard. An immediate viewing comes highly recommended to avoid disappointment.

### Accommodation

A characterful front entrance door opens into the:

### Breakfast Kitchen 3.97m x 3.34m max

Fitted with a range of wall mounted and base units with complementary wood work surfaces over and brick effect tiled splashbacks. Features include a Belfast sink, cooker with fitted extraction hood above, built in fridge and freezer and space for a washing machine. Featuring a window to the front elevation with shutters, picture rails, central heating radiator, wood flooring and a wooden door to the:

### Inner Lobby

With a staircase rising to the first floor and a wooden door to the:

### Lounge 3.17m x 3.34m

Positioned around a feature electric log burner, the reception room is presented with wood effect floor. With a central heating radiator and doors (with shutters) opening out into a covered decking area providing the perfect space for outdoor entertaining and measuring 2.36m x 2.57m.

### First Floor Landing

Giving access to the bedrooms and bathroom, with a central heating radiator.

### Bedroom One 3.02m x 3.33m

A double room offering a traditional cast iron fireplace, window with made to measure shutters, built in storage cupboard, wood effect floor, picture rails and a central heating radiator.

### Bedroom Two 3.38m max x 2.19m

With built in robes, window to the rear elevation, wood effect flooring and a central heating radiator.

### Bathroom 1.75m x 2.08m

Fitted with a three piece suite comprising a bath, wash hand basin and WC, with complementary tiled surrounds.

### Outside

To the rear of the cottage is a low maintenance garden with gated access from beyond.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with





photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

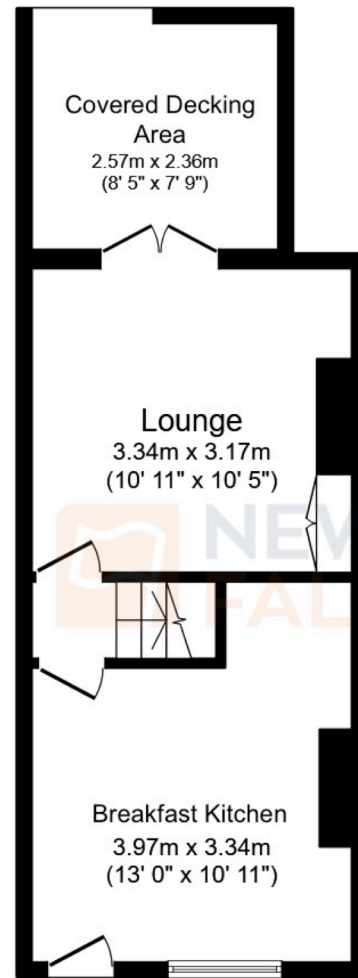
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.



## Free Property Valuations

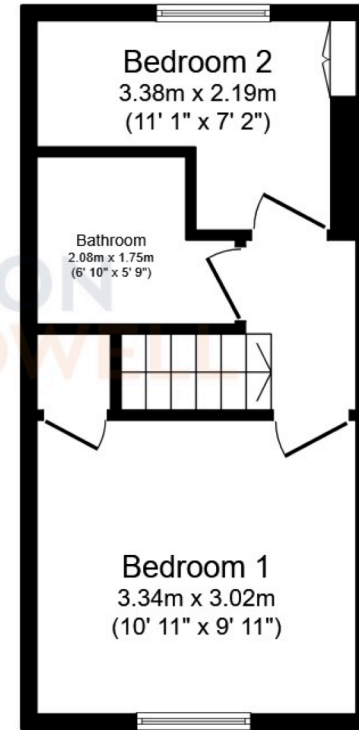
If you have a house to sell then we would love to provide you with a free no obligation valuation.





### Ground Floor

Floor area 30.8 sq.m. (331 sq.ft.)



### First Floor

Floor area 24.2 sq.m. (260 sq.ft.)

**TOTAL: 54.9 sq.m. (591 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

