



REZIDE
GROUP



OFFERS OVER £395,000
FLINT LANE, BARROW UPON SOAR,



AVAILABLE WITH NO UPWARD CHAIN * Are you looking for a spacious family home with generous proportions and flexible accommodation? Then this could be just what you are looking for! This home offers a wealth of accommodation over two floors and has a good sized enclosed rear garden to the rear. The property is presented in excellent condition throughout and is located on a well established modern estate in the highly desirable Charnwood village of Barrow Upon Soar.



This David Wilson built detached home offers everything you need from a family home. From the welcoming entrance hallway to the bright and airy Family Kitchen Diner. The entrance hallway allows access to the downstairs W.C, bay fronted lounge and Family Kitchen Diner. The lounge is bay fronted and has carpeted flooring and has a cosy feel but is large enough to facilitate the whole family. The lounge has an electric feature fireplace which is the focal point of this warm and cosy space. The convenient downstairs toilet has tiled flooring and tiling to water sensitive areas, the sink has been moved to create cloaks hanging as this W.C is a generous size with plenty of space for storage. The Family Kitchen/ Diner is the perfect place for modern family living. The contemporary kitchen has plenty of fitted storage within high gloss units, laminate worksurfaces,







sink and draining unit, electric oven, five ring burner gas hob, with extractor over. The fridge/ Freezer is integrated within the modern kitchen units and there is a utility area with space and plumbing for washing machine, dryer and worktop space. There are two sets of French Doors communicating onto the patio at the rear as well as a double-glazed window to the side aspect.

The stairs rise to the first floor from the entrance hallway. This spacious galleried landing allows access to all upstairs accommodation and is a lovely feature of this desirable property. The master suite comprises of a generous double bedroom with

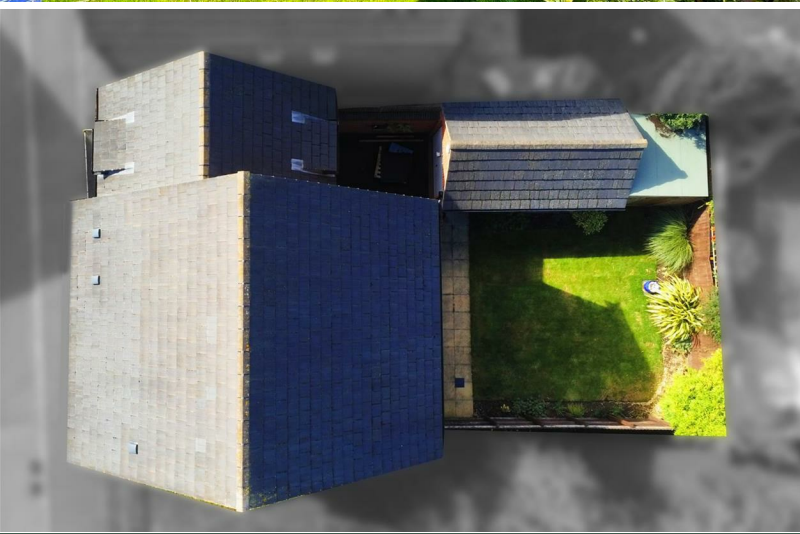






dual aspect double-glazed window to front and rear aspect, formal dressing area with fitted wardrobes and Ensuite bathroom with low level flush W.C, wall mounted vanity wash hand basin, and walk-in double shower with waterfall shower head attachment and tiling to floor and water sensitive areas, The Ensuite has been recently refitted in a contemporary style. There are three further bedrooms two of which are generous double rooms. The second bedroom has contemporary fitted storage wardrobe and is situated to the front of the property with double glazed window to front aspect. The third bedroom is a generous double with double



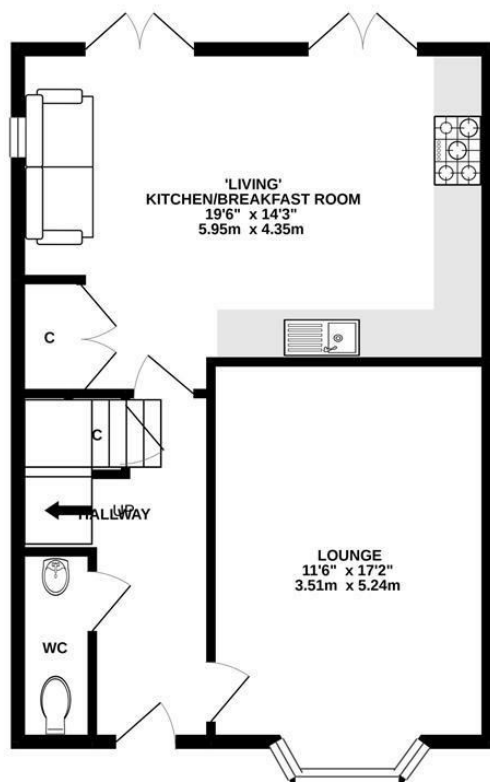


glazed window to rear aspect and further fitted wardrobes. The fourth bedroom is also situated at the rear and is currently in use as an office by the current residents. The family bathroom is fully equipped with tiling to water sensitive areas and having a low level flush W.C, pedestal wash hand basin, shower unit and fitted panel bath as well as an opaque double glazed window to side elevation.

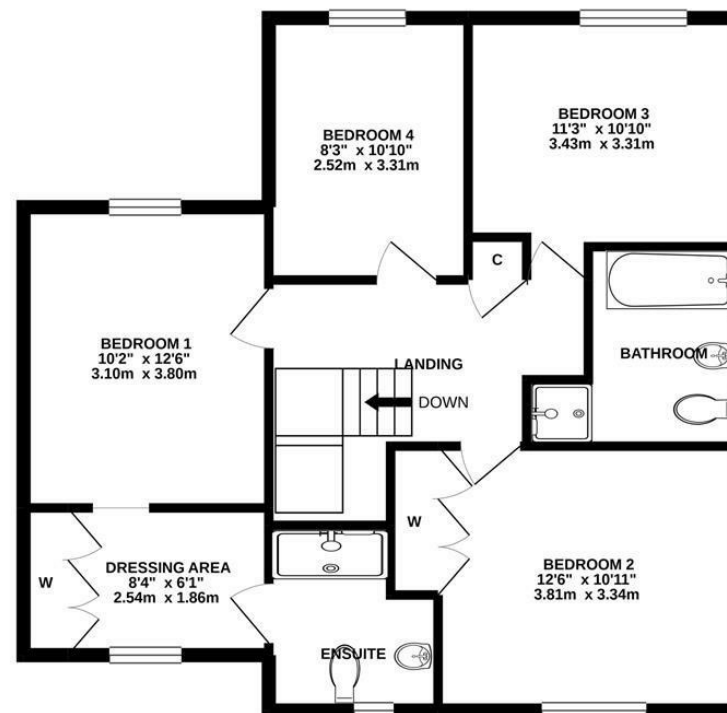
The property is situated on Flint Lane a well-established estate built by the reputable local builder David Wilson. The property has off road parking for multiple vehicles at the front and at the side underneath the drive through car port. The carport allows two cars to be parked under cover and there is access to the detached single garage with light and power, as well as a timber side gate allowing rear access. The rear garden is designed for ease of maintenance, comprising of patio seating area ideal for entertaining in the fairer weather, mainly laid to lawn with some mature shrubs and trees at the rear.



GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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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