



REZIDE
GROUP



OFFERS OVER £220,000
GROVE LANE, BARROW UPON SOAR,



This amazing opportunity to purchase a property in a prime position in the highly regarded Charnwood village of Barrow Upon Soar is not one to be missed! The property has huge potential to become your dream home and is immediately ready for a new owner with NO CHAIN.



Approach via Melton Road and you access the property via a formal pathway and steps leading up to the porch. There is a decent sized driveway adjacent which allows off road parking. The porch is a welcoming and convenient space, great to greet guests and a place to take off coats and shoes indoors. The porch leads through to the entrance hallway which has stairs rising to first floor and door through to the lounge. The lounge has a gas fireplace with back boiler, ceiling light fitment and projected bay window to front elevation allowing plenty of natural light. A timber glazed door leads through from the lounge to the dining room, the dining room has a window to the side aspect and has access to an understairs pantry cupboard where there is plenty of storage and the electrical consumer unit. There is a rear lobby and access to the W.C and kitchen as well as external rear access. The kitchen is fully fitted with a







range of wall and base level storage units with laminate worksurfaces over with inset stainless-steel sink, four ring burner gas hob with extractor over and electric oven under, there is space and plumbing for washing machine. To the first floor there are three well-proportioned bedrooms all of which benefit from fitted storage wardrobes as well as the landing having fitted storage over the stairs. There is a three-piece bathroom suite with low level flush W.C, pedestal wash hand basin fitted panel bath with shower over.

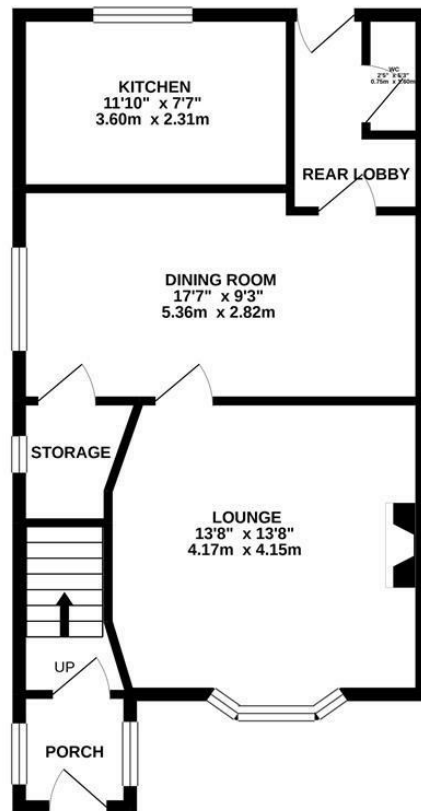
The property benefits for a larger than average plot and enjoys ample off-road



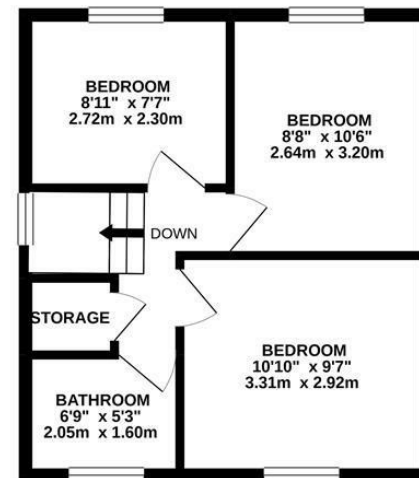


parking to the front with side access to the rear. There is a right of access across the rear for the neighbouring property. The garden is fully enclosed by a timber fence and there is huge potential for landscaping it to become your dream garden. There is plenty of sunlight and space to entertain all the family.

GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.3 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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