



MELTON ROAD

PRICE GUIDE £290,000  
NOOK COTTAGE, MELTON ROAD, BARROW UPON SOAR,



REZIDE  
GROUP



Nook Cottage presents a wonderful opportunity, this two-bedroom detached cottage exudes charm and character, albeit in need of general modernisation and improvement. Nestled on the outskirts of Barrow upon Soar, this attractively styled cottage showcases painted brick elevations under a pitched slate roof. The property sits on a generously sized plot, offering potential for further expansion, subject to obtaining the necessary consents. This enticing opportunity comes with the added benefit of no upward chain.

















MELTON ROAD

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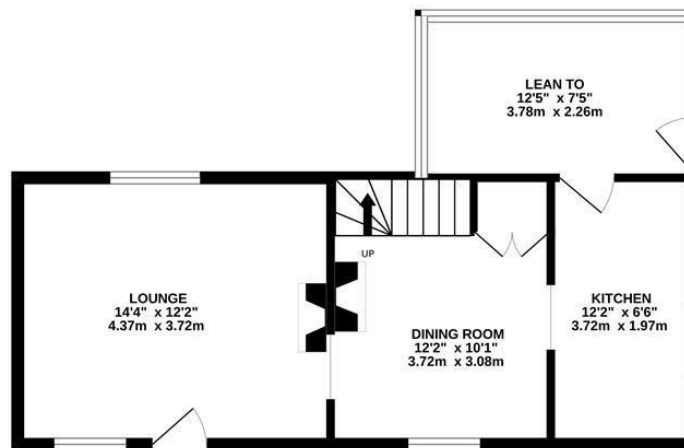


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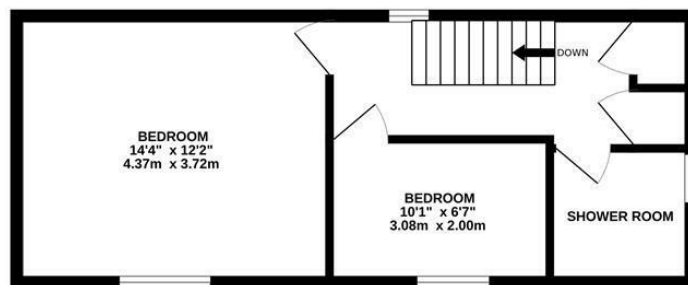


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.9 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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