



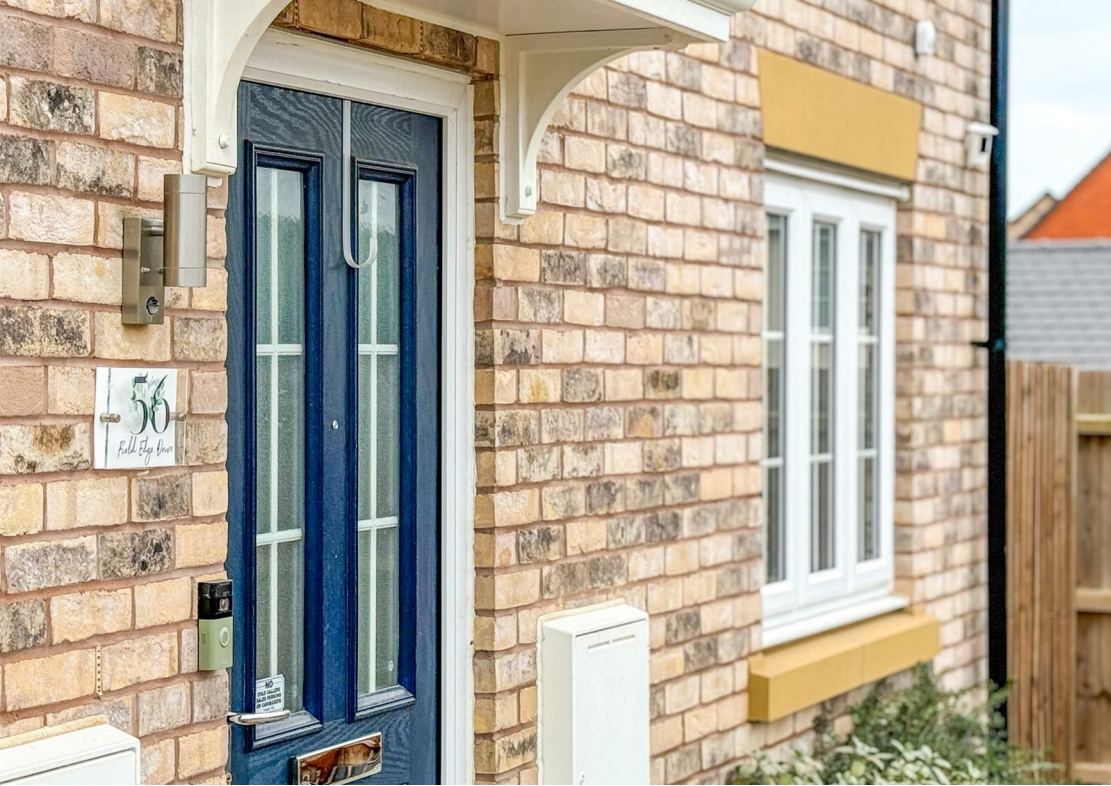
REZIDE
GROUP



FIELD EDGE DRIVE, BARROW UPON
ASKING PRICE £300,000



Rezide Estate Agents is delighted to introduce this impeccable three-bedroom detached family home on the Poppyfields estate in Barrow upon Soar. Occupying one of the best plots on the road, the property overlooks beautiful green area. The property features parking for at least three cars, open-plan kitchen-diner, a bright and spacious lounge, a master bedroom with an ensuite shower room, a family bathroom, and two other bedrooms. There is also a generous sized rear garden and a single garage.



As you enter the property, you will notice the beautifully presented entrance hall, giving a taste of what's to come throughout the rest of the property. The entrance hall features herringbone flooring and tastefully decorated white walls. There is also access to the Kitchen Diner, Lounge and a downstairs WC.

The kitchen-diner is a bright and airy space with work surfaces and units on both sides. The light grey shaker-style units, grey tiles and wood-effect surfaces deliver a modern feel to this space. You will find grey marble effect tiled floors, integral appliances including a fridge/freezer, dishwasher, and double oven with gas hob. The kitchen also features space for a dining table, a window overlooking the front of





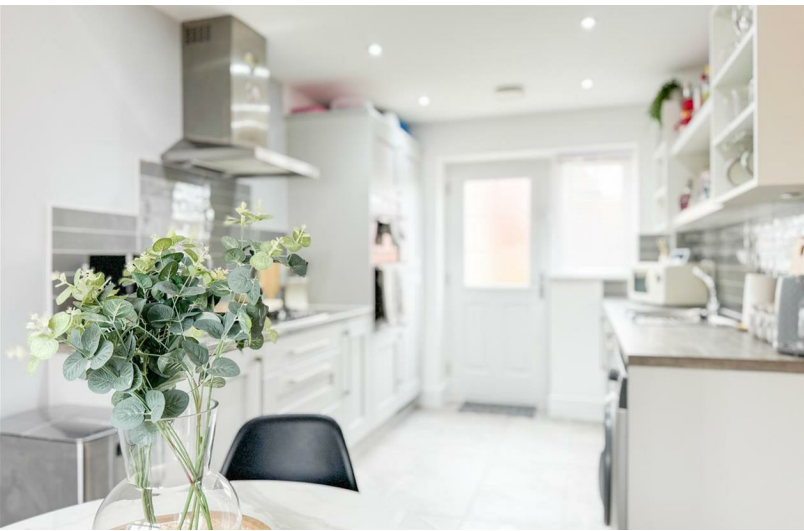


the property, and a back door leading into the garden. Additionally, on the ground floor is the lounge, a bright and airy space that features lush carpets and dual aspect window and french doors flooding the room with natural light.

Heading upstairs, we first come to the master bedroom, a sleek and inviting space with white walls, a window overlooking the front of the property, lush carpets, and access to the ensuite shower room. The ensuite features white tiled walls, a three-piece suite including a sliding glass door shower cubicle, a







pedestal basin, a toilet, and a chrome heated towel rail. Bedroom number two is another double room with a window overlooking the front of the property. Bedroom number three is a single bedroom but would also make an excellent home office or dressing room. The family bathroom features white tiling, vinyl floors, and a three-piece suite including a toilet, a pedestal basin, and a bath with a glass shower screen and chrome mixer shower above.

Outside the property, you will find a spacious rear garden with a lush green lawn, a patio area, and a path leading to the single garage rear door. There's also a small area to the side of the property which is perfect for storing bins, and a gate leading out onto the



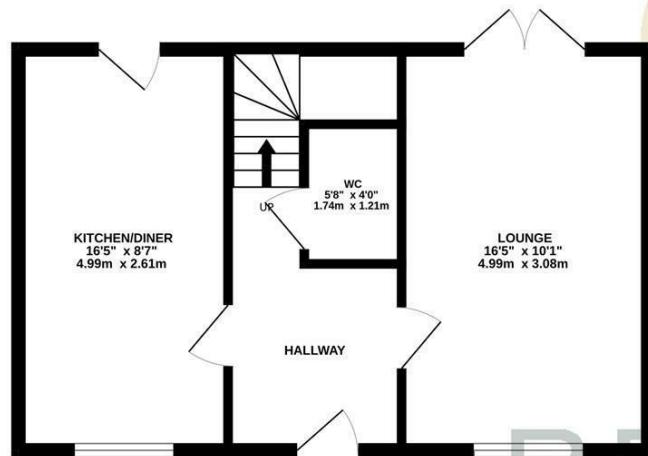


driveway.

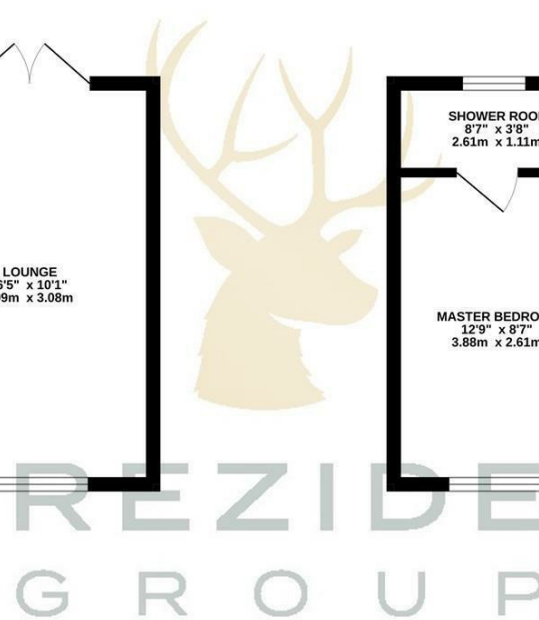
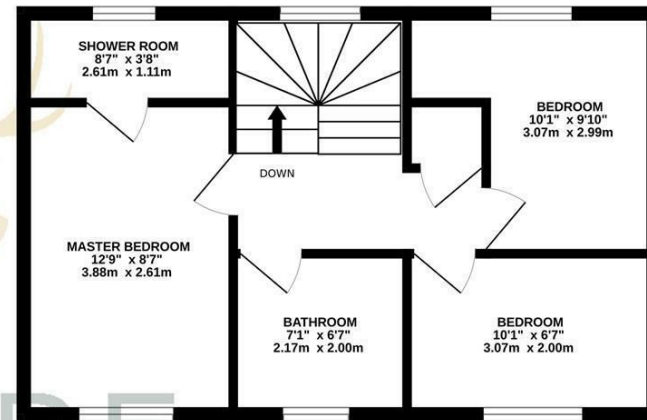
Located on the highly desirable Poppyfields estate in Barrow Upon Soar, this property is only three years old and still benefits from a further seven years of NHBC warranty. The village of Barrow offers an excellent variety of local amenities with lovely pubs, restaurants, and a high street bustling with activity. There are also stunning countryside walks surrounding the village and along the idyllic River Soar. Additionally, it has excellent access to Leicester and Loughborough from the A6.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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