



GUIDE PRICE £342,500
QUORN PARK, PAUDY LANE, BARROW



REZIDE GROUP are thrilled to present this charming and beautifully maintained Grade II Listed single-storey conversion, constructed from brick and slate. This unique property forms part of an exclusive development set within picturesque rural surroundings, located just one and a half miles outside Barrow upon Soar. Benefiting from electric heating and secondary double glazing, the home offers both modern convenience and historic charm.



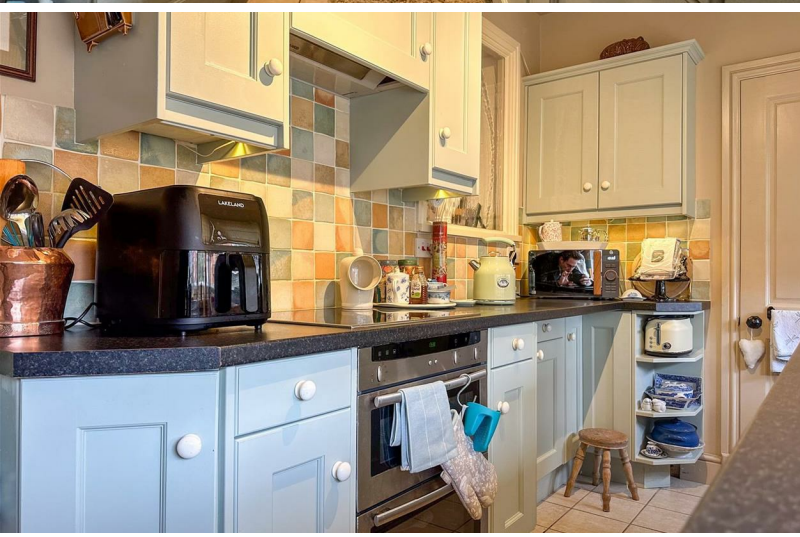
The accommodation comprises an inviting entrance hall leading to a spacious lounge/diner featuring a marble-effect fireplace with a light wood surround, an electric stove, and secondary glazed windows to the front elevation. The room also boasts coved ceilings and two night storage heaters. The fitted kitchen, offers a range of wood-effect wall and floor cupboards, integrated Neff stainless steel double oven, four-ring electric hob, extractor hood, and integrated refrigerator and freezer. The kitchen is complemented by tiled surrounds, a tiled floor, and secondary glazed windows to the rear elevation. There is a utility room with additional storage, a stainless steel sink, and plumbing for a washing machine.







The inner hallway includes a built-in airing cupboard housing the hot water cylinder. The first bedroom is generously proportioned with fitted wardrobes, secondary glazed windows to both the front and side, and a double-glazed stable door leading to the front garden. The second bedroom has secondary glazed windows to the side and rear elevations. The shower room offers a four-piece suite including a tiled shower cubicle with Dolphin shower unit, bidet, pedestal wash hand basin, low-level WC, and an electric heated towel rail.







Externally, the property boasts a delightful walled forecourt garden with meticulously planted shrubs and manicured lawns, perfect for entertaining family and friends. The garden also features a paved pathway, adding to its charm. Additionally, the property benefits from an allocated parking space as well as visitor parking, ensuring convenience for both residents and guests.

Quorn Park has an owner managed management company, the service charge is £75pcm.



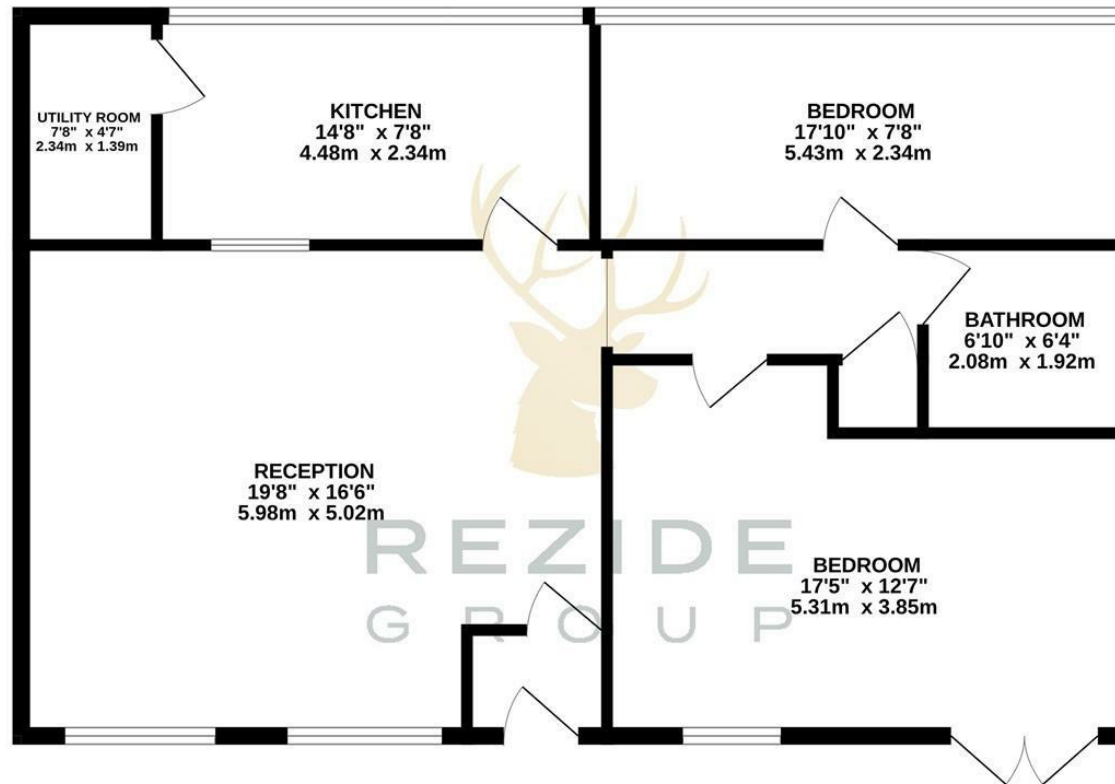


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PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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