



Newbold Road , Barlestone



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£599,995



Key Features

- Well Presented Detached House
- Four Bedrooms
- Bathroom, Two En-Suites
- Lounge, Garden Room
- Kitchen, Breakfast Room, Utility
- Dining Room, Study
- EPC rating D
- Freehold





*****BEAUTIFULLY PRESENTED UNIQUE DETACHED FAMILY HOME, FOUR BEDROOMS, SPECTACULAR AND WELL MAINTAINED FRONT & REAR GARDENS*****

Newton Fallowell has pleasure in bringing to market this well presented detached family home located in the village of Barlestone.

The accommodation comprises; Porch, Hall, W.C., Lounge, Garden Room, Breakfast Room, Fitted Kitchen, Dining Room, Study, Utility Room and to the First Floor there is the Master Bedroom having Dressing Room and En-Suite, Family Bathroom, Three further Bedrooms, Two having En-Suites.

Externally there is a gated driveway and access to garage, lawn garden and borders. Side gated access to rear garden with patio areas, lawn garden and borders.

To arrange a viewing contact Newton Fallowell 01530 810033

Porch

Double glazed door to the side elevation, double glazed porthole window to the front elevation and door to hall.

Hall

Central heating radiator and stairs rising to first floor.

W.C.

Window to side elevation, low level w.c., wash hand basin, part tiled walls, tiled flooring and ladder-style central heating radiator.

Lounge 3.36m x 6.30m

Double glazed window to the front elevation, two central heating radiators, feature open fireplace with ornate hearth, double doors to rear elevation and doors to garden room.



Garden Room 3.98m x 3.07m

Double glazed double doors to garden, double glazed window to the side elevation, central heating radiator and ceiling spotlights.

Breakfast Room 2.86m x 4.70m

Central heating radiator, double glazed bandstand windows and door to the rear elevation. Open to:

Kitchen 5.01m x 2.32m

Fitted with an extensive range of wall and base units, contrasting worktops, built-in oven and hob with extractor hood over, built-in microwave oven, integrated fridge, integrated dishwasher, one and a half sink and drainer unit with mixer tap. Display cabinet, breakfast bar, central heating radiator, ceiling spotlights, tiled flooring, double glazed window to the rear elevation and door to:

Dining Room 3.34m x 3.65m

Double glazed window to the front elevation, fire surround and decorative plaster panelling to dado height. Door to:

Study 2.43m x 1.73m

Double glazed window to the front elevation and central heating radiator.

Utility Room 2.43m x 1.76m

Fitted with wall and base units, worktop, sink and drainer unit with mixer tap, plumbing for washing, tiled flooring, double glazed window and double glazed door to the side elevation.

Landing 0.00m x 0.00m (0'0" x 0'0")

Central heating radiator and double glazed window to the front elevation.

Dressing Room 3.45m x 1.77m

Fitted with a range of built-in wardrobes, central heating radiator, open to:





Master Bedroom 4.01m x 4.72m/3.99m

Double glazed window to the front elevation, central heating radiator, ceiling spotlights and double doors onto balcony having field views. Door to:

En-Suite

Walk-in shower, pedestal wash hand basin, low level w.c., ladder-style central heating radiator, tiled flooring, fully tiled walls, ceiling spotlights and double glazed window to the rear elevation.

Bedroom 3.36m x 3.66m

Double glazed window to the front elevation, central heating radiator, built-in wardrobes, ornate period-style fireplace and central heating radiator.

Bathroom

Shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, tiled flooring, central heating radiator, ceiling spotlights and double glazed window to the rear elevation.

Bedroom 3.36m x 3.66m

Double glazed window to the front elevation, central heating radiator and period feature fireplace. Door to:

En-Suite

Bath, separate shower cubicle, vanity unit with wash hand basin, white bow fronted bath with central taps, low level w.c., part tiled walls, tiled flooring, ladder-style central heating radiator, double glazed window to the side elevation and double glazed window to the front elevation.

Bedroom 4.73m x 2.55m

Double glazed window to the rear elevation, central heating radiator and laminate flooring.

Front

Double gates to block paved driveway, pebbled area, lawn and borders, outside water tap and side gated access to rear.



Rear

Stunning rear garden having patio terrace with retaining wall, steps down to a block paved patio area. Stepping down to a lawn garden with borders planted with a variety of shrubs and trees.

Garage 4.11m max x 4.50m

With up and over door, porch with door to internal access, power and lights.

Disclaimer

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable)







