



'Barnside', The Old Engine Yard Rempstone LE12 6RP

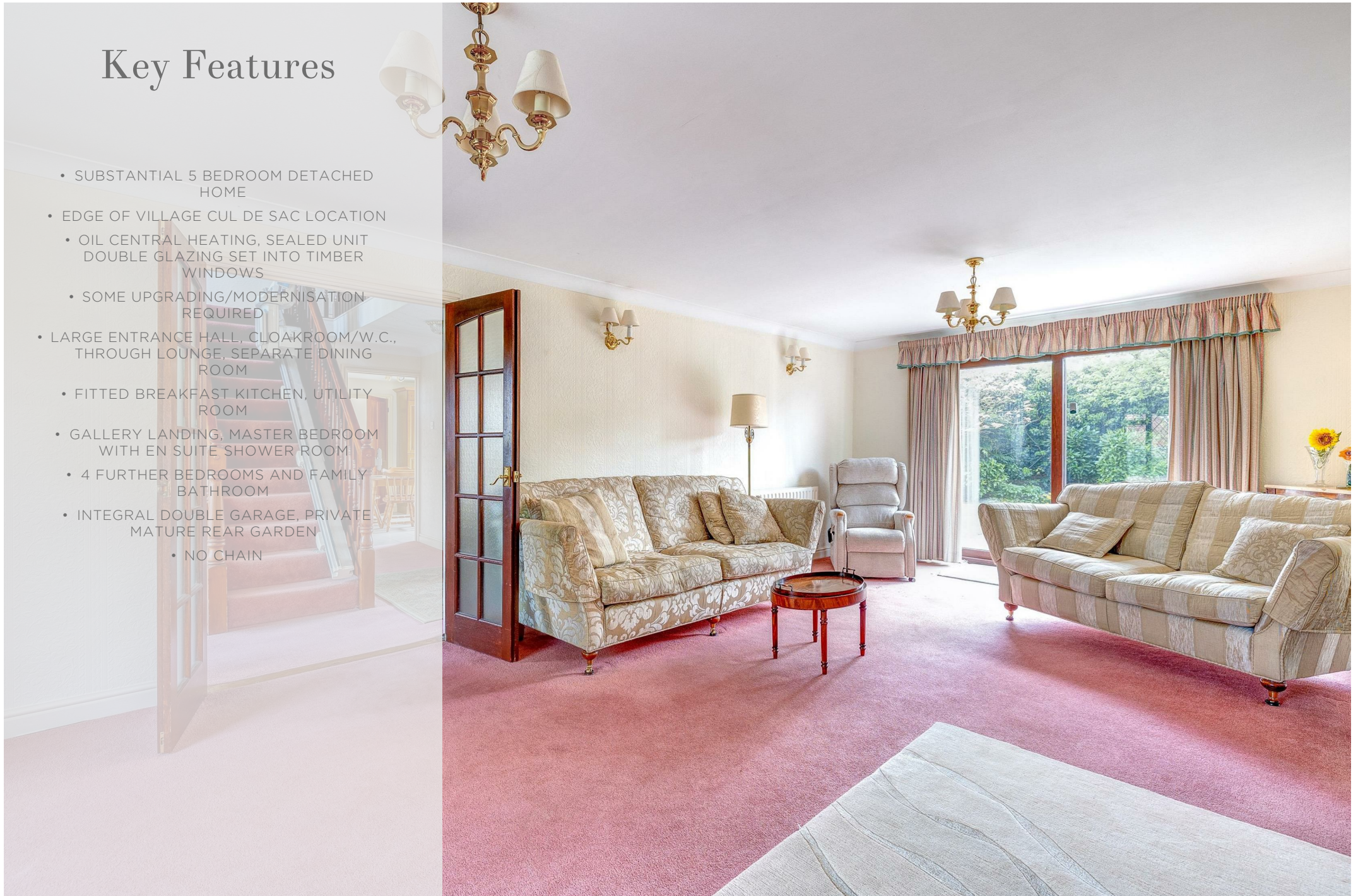


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# Key Features

- SUBSTANTIAL 5 BEDROOM DETACHED HOME
- EDGE OF VILLAGE CUL DE SAC LOCATION
  - OIL CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING SET INTO TIMBER WINDOWS
  - SOME UPGRADING/MODERNISATION REQUIRED
- LARGE ENTRANCE HALL, CLOAKROOM/W.C., THROUGH LOUNGE, SEPARATE DINING ROOM
- FITTED BREAKFAST KITCHEN, UTILITY ROOM
- GALLERY LANDING, MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 4 FURTHER BEDROOMS AND FAMILY BATHROOM
- INTEGRAL DOUBLE GARAGE, PRIVATE MATURE REAR GARDEN
  - NO CHAIN





## The Property

A SUBSTANTIAL 5 BEDROOM DETACHED HOUSE SITUATED ON A SMALL CUL DE SAC OF SIMILAR HOMES ON THE FRINGE OF THE VILLAGE BACKING ONTO FARMLAND AND FARM YARD.

'Barnside' is a spacious detached house was built around 1990/91 and is situated in a small cul de sac of similar homes on the very edge of this North Leicestershire village which is convenient for access to Loughborough and Nottingham. The accommodation has oil central heating and sealed unit double glazing set in timber windows and includes open porch, large central entrance hall, cloakroom/w.c., through lounge, separate dining room, fitted breakfast kitchen and utility room. To the first floor is a galleried landing, master bedroom with en suite shower room, 4 further bedrooms all of a good size and family bathroom.

Outside offers a block paved driveway and easy maintenance front garden, integral double garage with twin up and over doors and a private mature rear garden.

NO CHAIN

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- blocks.croutons.rummage

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### OPEN ENTRANCE PORCH

With half glazed door and glazed side panels to:-

#### ENTRANCE HALL

With radiator and central staircase to the first floor.

#### CLOAKROOM/W.C.

With stained glass round window to front, w.c. and corner wash basin, radiator.

#### THROUGH LOUNGE

With square bay window to front and patio doors to rear, feature stone and brick fireplace with mantle shelf and open grate, 2 radiators, twin glazed doors to hall.

#### SEPARATE DINING ROOM

With square bay window to rear, radiator, twin glazed doors to hall, door to kitchen.

#### FITTED BREAKFAST KITCHEN

With window to rear, fitted range of oak fronted base and wall units with work surfaces, textured sink top, Neff appliances including electric ceramic hob with hood above, split level double oven, dish washer and fridge, tiled splashbacks and floor, radiator, door to utility room.

#### UTILITY ROOM

With window to side and half glazed door to rear, base units and work surface with stainless steel sink top, space and plumbing for appliances, floor mounted oil central heating boiler, radiator, internal door to the double garage.

#### FIRST FLOOR GALLERY LANDING

With window to front, radiator, airing cupboard with hot water cylinder, loft access with loft ladder.

#### MASTER BEDROOM

With window to rear, radiator and a range of fitted wardrobes and cupboards.

#### EN SUITE SHOWER ROOM

With window to rear, suite comprising wash basin set onto vanity unit, w.c. with concealed cistern and corner shower cubicle, acrylic splashbacks, tiled floor, chrome heated towel rail, downlights.

#### BEDROOM 2

With window to front and radiator.

#### BEDROOM 3

With window to rear and radiator.





#### BEDROOM 4

With 2 dormer windows to front and radiator.

#### BEDROOM 5

With window to front and radiator.

#### FAMILY BATHROOM

With window to rear, suite comprising w.c., wash basin, bidet and bath, tiled splashbacks, radiator and downlights.

#### OUTSIDE

##### FRONT GARDEN

To the front is a block paved double width driveway and parking leading to the Double Garage, the front garden has been designed for easy maintenance.

##### DOUBLE GARAGE

With two up and over doors (one is electrically operated), window to side, wall cupboards.

##### PRIVATE MATURE REAR GARDEN

A private mature rear garden having patio area and extensive lawn with well stocked shrub beds and borders.

#### EPC

Rating: 'E'

#### Council Tax Band

Council Tax Band: 'G' Rushcliffe Borough Council

#### Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

#### Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

#### Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

#### Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.













# Floorplan



## Ground Floor

Floor area 80.8 sq.m. (870 sq.ft.) approx (Excluding Garage)



## First Floor

Floor area 104.0 sq.m. (1,120 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
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