



BAGGRAVE END, BARSBY

Asking Price Of £450,000

Three Bedrooms

Freehold

DETACHED BUNGALOW

CHAIN FREE

TWO ENSUITES

LOCAL AMENITIES NEARBY

GARAGES AND DRIVEWAY

EXTENSIVE PLOT

CLOSE TO LOCAL SCHOOLS

GOOD COMMUTER LINKS

COUNCIL TAX BAND D

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Four bedroom detached bungalow occupying an extensive plot in the well serviced hamlet of Barsby. Barsby is a peaceful hamlet in rural Leicestershire midway between Leicester, Melton Mowbray and Oakham. The area is well supplied with pubs, restaurants, shops and active village communities. Ideally placed for access to Rutland and the nearby Charnwood Forest and the village offers fast access onto the A46, A47, A606 & A607

The accommodation in brief comprises; spacious entrance hall, lounge, dining room, kitchen, conservatory, four bedrooms, two ensuite shower rooms and a family bathroom. Outside the property benefits from an integral garage, generous off road parking, detached garage and workshop with extensive gardens to the rear.



ENTRANCE HALL Spacious entrance hall having two radiators, wood flooring and doors off to;

LOUNGE 17' 2" x 14' 10" (5.24m x 4.54m) Having bi-fold doors to the conservatory, window to the side aspect, radiator, feature fireplace with a log burning stove, TV aerial point and wood flooring.

DINING ROOM 10' 1" x 9' 8" (3.09m x 2.97m) Having a window to the side aspect, radiator, fitted wooden units, LED lights and wood flooring.

KITCHEN 13' 10" x 14' 7" (4.24m x 4.45m) Fitted with a generous range of wall, base and drawer units topped with work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap over. Integrated appliances comprise of a Hotpoint dishwasher, washing machine, eye level double oven and grill and a gas hob with extractor hood over. Window and external door to the garden, LED lighting, radiator, loft hatch, tiled walls and flooring.

CONSERVATORY 16' 0" x 13' 3" (4.88m x 4.06m) A great space to enjoy the garden all year around having french doors to the garden, two radiators, two ceiling fans and tiled flooring.

BEDROOM ONE 13' 8" x 17' 3" (4.18m x 5.28m) Having a window to the front aspect, two radiators, LED lights and carpet flooring.

ENSUITE 3' 10" x 7' 8" (1.19m x 2.35m) Comprising of a shower cubicle, vanity unit wash hand basin and a low flush WC. Radiator and LED lighting.

BEDROOM TWO/STUDY 10' 11" x 10' 7" (3.33m x 3.25m) Having a window to the side aspect, radiator and carpet

flooring.

BEDROOM THREE 10' 2" x 9' 11" (3.12m x 3.04m) Having a window to the side aspect, radiator, loft hatch and carpet flooring.

ENSUITE 7' 8" x 3' 6" (2.36m x 1.08m) Comprising of a shower cubicle, pedestal wash hand basin and a low flush WC. Radiator and LED lighting.

BEDROOM FOUR 5' 10" x 10' 11" (1.8m x 3.35m) Having a window to the side aspect, radiator and carpet flooring.

BATHROOM 10' 1" x 6' 10" (3.09m x 2.09m) Comprising of a panel bath, low flush WC, bidet, double shower cubicle and a vanity wash hand basin. Obscure glazed window, extractor fan, LED lighting, tiled walls and flooring.

FRONT ASPECT Tarmac driveway giving access to the integral garage and continuing along the side to the rear of the garden to the detached garage.

GARAGE 11' 1" x 19' 5" (3.4m x 5.93m) Having an up and over electric roller door, power and lighting. Fire door door to the hallway.

REAR GARDEN This exceptional garden has many elements including block paving adjacent to the property with water feature, gazebo with a chimney for BBQs and power connected. Beyond the gazebo you will find a Japanese style garden, brick built raised beds, soft fruit tree cage containing plum, fig, pear and apple trees. Summer house with electrics set in a cottage style garden with a large pond and a generous garage/workshop.

GARAGE/WORKSHOP 36' 8" x 13' 3" (11.2m x 4.06m) Having manual doors, power and lighting.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation







Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	66	82

England & Wales

EU Directive
2002/91/EC



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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.