



**Field Edge Drive, Barrow Upon Soar**

**welcome to**

## **Field Edge Drive, Barrow Upon Soar**

**\*FOR SALE\*** this IMMACULATE modern Jelson built three-bedroom semi-detached home benefitting from eight years remaining NHBC warranty occupying a CORNER POSITION within the highly popular village of Barrow Upon Soar. With EV CHARGING POINT, VIEWING IS ESSENTIAL TO APPRECIATE!!

### **Reception Hallway**

The property is entered via a composite front door into the hallway which has carpeted flooring, stairs off to the first floor, useful under stairs storage cupboard, a radiator and doors off to all ground floor rooms.

### **Ground Floor Wc/ Cloakroom**

The ground floor wc has vinyl flooring, two-piece suite that comprises of low level wc, a pedestal wash hand basin with tiled splashbacks and there is an airing cupboard providing useful storage and housing the combination boiler.

### **Lounge**

17' 9" maximum measurement into bay x 11' 6" ( 5.41m maximum measurement into bay x 3.51m )  
The lounge is a light and airy room with a dual aspect with a upvc double glazed bay window overlooking the front elevation and a window overlooking the rear garden and a radiator.

### **Dining Kitchen**

16' 2" x 9' 10" maximum measurement ( 4.93m x 3.00m maximum measurement )  
The dining kitchen has ceramic tiled flooring and is fitted with a comprehensive range of base and wall mounted units with work surfaces over, there are integrated appliances which include built in dishwasher and fridge freezer, with space and plumbing for a washing machine, there is a gas hob with overhead extractor fan and an electric oven. There is a sink with drainer, a upvc double glazed window to the front and French doors which open onto the rear garden.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, a dogleg staircase with upvc double glazed window to the side, access to the loft and doors leading off to all first-floor rooms.

### **Bedroom One**

16' 4" maximum x 12' maximum ( 4.98m maximum x 3.66m maximum )  
Bedroom one is an irregular shaped room that benefits from built in wardrobes with hanging rails and shelving, UPVc double glazed window to the front and rear elevation and a radiator.

### **Ensuite**

The ensuite is fitted with a modern suite and comprises of a shower cubicle with shower over, pedestal wash hand basin, low level wc, there is vinyl flooring, extractor fan, chrome heated towel rail and a shaver point.

### **Bedroom Two**

10' 7" x 7' 9" ( 3.23m x 2.36m )  
Bedroom two has a upvc double glazed window to the front and a radiator.

### **Bedroom Three**

8' 9" x 7' 6" ( 2.67m x 2.29m )  
Bedroom three has a upvc double glazed window to the rear and a radiator.





## Bathroom

The bathroom is fitted with a modern suite that comprises of bath with side shower screen and shower over, pedestal wash hand basin, low level wc. There is vinyl flooring, inset ceiling spotlights, chrome heated towel rail, an extractor fan and a upvc double glazed window to the front.

## Outside

To the front of the property, the property occupies a corner position with a shaped lawn and pathway leading to the front door. There is a driveway to the side providing ample offroad parking and an EV charging point, with side gated access to the rear. The rear garden has a patio seating area, is mainly laid to lawn with fencing to all boundaries.



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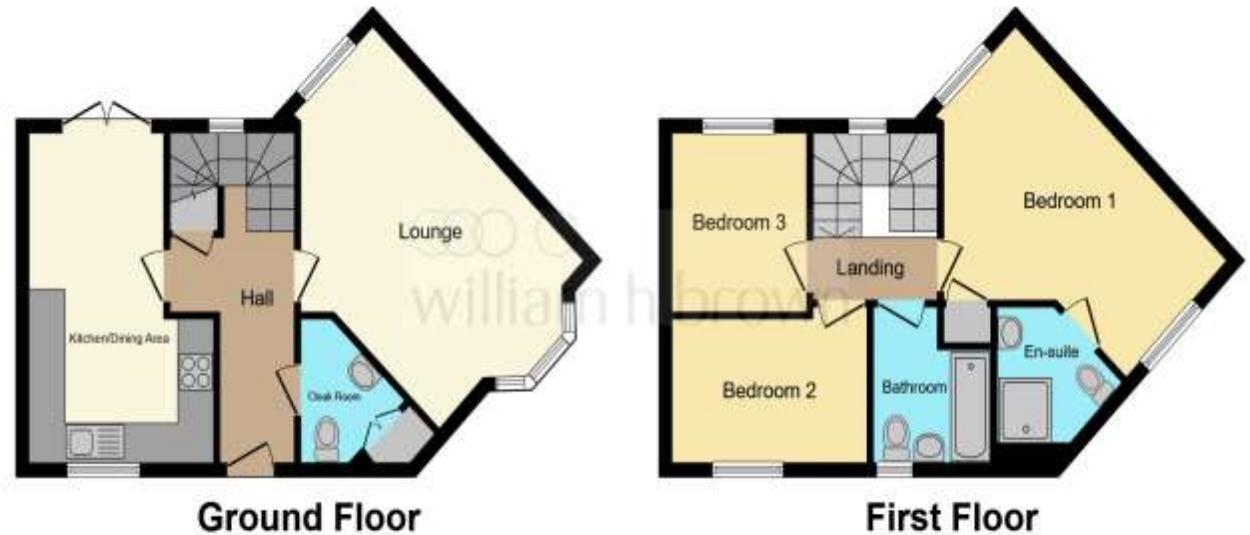
## Field Edge Drive, Barrow Upon Soar

- Modern Jelson Built Semi Detached Home
- Gas Central Heating with HIVE System
- Three Well Proportioned Bedrooms
- Fitted Dining Kitchen with Built in Appliances
- Downstairs Cloakroom/WC

Tenure: Freehold EPC Rating: B

offers over

**£270,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115004 - 0010

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