



Branston Avenue,
Barrow upon Soar



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£305,000

- THREE BEDROOM DETACHED
- THREE DOUBLE BEDROOMS
- MASTER EN-SUITE
- FULL WIDTH KITCHEN DINER
- CONSERVATORY
- POPULAR VILLAGE
- FREEHOLD
- EPC rating C



This substantial three double bedroom detached modern family home is situated within the village of Barrow Upon Soar which has proved to be particularly popular, served well by shops, schools and accessibility. The property also benefits from a rear conservatory.

Fully double glazed and gas centrally heated.

Initially on entry is the hall with WC off, the lounge then spans the full width of the property with stairs to the first floor with space beneath for storage there is then a focal point real flame effect gas fire on raised polished stone hearth with matching back and mantelpiece.

Glazed double doors lead from the lounge into the full width kitchen diner. To the kitchen section, a range of storage units at both base and eye level, integrated appliances include a four ring gas hob with electric oven beneath, space for a fridge appliance and space and plumbing for a dishwasher. To the dining section, further base and eye level cupboards, and sliding patio doors provide access to the conservatory which has double doors out to the garden.

At first floor, the main bedroom is to the front and this has built in wardrobes and an en-suite shower room. The second double bedroom is to the rear whilst the third is above the garage and architecturally has an attractive dormer window.



The family bathroom has an offset period style tap and shower fitment over the bath, wash hand basin and WC all with tiling.

To the outside, at the front the driveway allows off road car parking to the garage, the fore garden has low maintenance blud slate chippings and is enclosed by natural hedge. At the rear, a slate patio adjacent to the conservatory and a single step down to a mainly lawned garden which is fully enclosed by timber fencing. The garage has an up and over door with rear pedestrian access and the boiler is housed here, along with plumbing connections and power in the garage for a washing machine.

The property is for sale with no upward chain.

HALL 0.88m x 0.73m (2'11" x 2'5")

GROUND FLOOR WC 1.58m x 0.84m (5'2" x 2'10")

LOUNGE 4.49m x 4.01m (14'8" x 13'2")

KITCHEN DINER 4.5m x 2.92m (14'10" x 9'7")

CONSERVATORY 3.24m x 2.49m (10'7" x 8'2")

BEDROOM ONE 3.27m (To wardrobe fronts) x 2.68m (10'8" x 8'10")

EN-SUITE 2.12m x 1.65m (7'0" x 5'5")

BEDROOM TWO 3.12m x 2.68m (10'2" x 8'10")

BEDROOM THREE 3.97m x 2.59m (13'0" x 8'6")

FAMILY BATHROOM 2.13m x 1.68m (7'0" x 5'6")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

DISCLAIMER

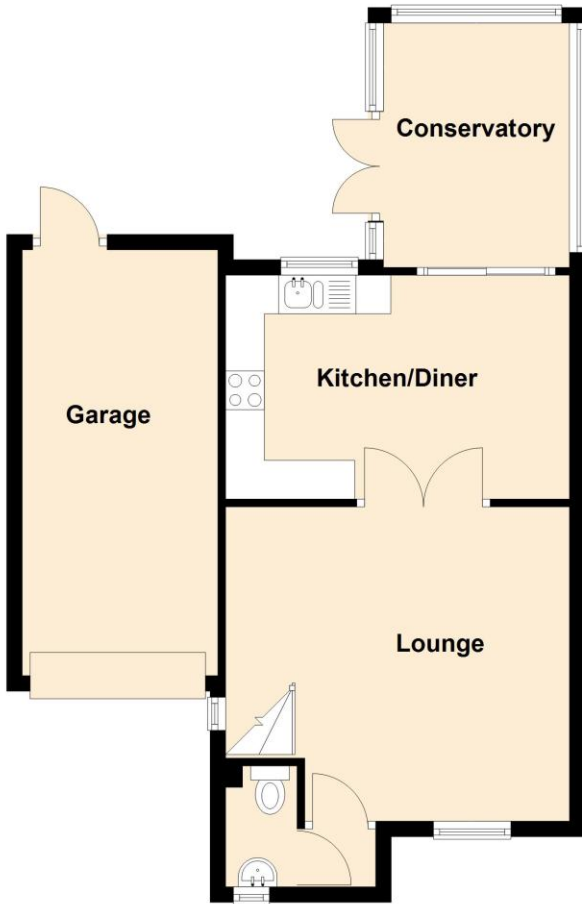
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

Ground Floor

Approx. 55.2 sq. metres (594.6 sq. feet)

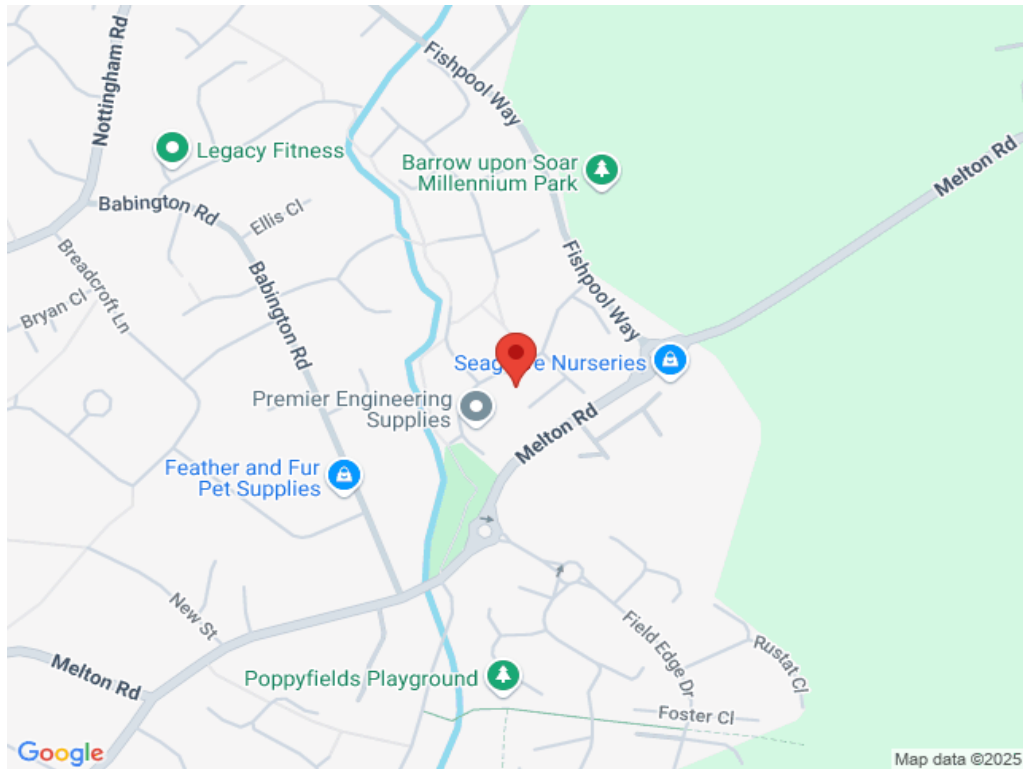


First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 95.3 sq. metres (1025.9 sq. feet)



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