



Barrows Hill Lane  
Westwood Nottingham





# Barrows Hill Lane Westwood Nottingham NG16 5HJ

for sale offers in the region of  
**£350,000**



## Property Description

Burchell Edwards are proud to market this beautiful extended character property in a rural location with stunning countryside views. Barrows Hill Lane is conveniently located within close proximity to a range of amenities including shops, schools, major road links, countryside walks and a livery yard and stables located next door! In brief the internal accommodation comprises of an entrance hallway, open plan kitchen dining room, utility room with ground floor WC, a lounge open plan lounge. To the first floor are three double bedrooms and a family bathroom fitted with a four piece bathroom suite. Externally the property benefits from a driveway providing ample parking space, a tandem garage with space for two cars with light and power, and a beautifully maintained rear garden with patio area glass balustrade, lawn and open countryside views. This property must be viewed to be fully appreciated.

## Entrance Hall

The open entrance hall allows access to all areas of the lower floor and is laid to tiled flooring.

## Lounge

24' 4" Max x 11' 9" Max ( 7.42m Max x 3.58m Max)  
The large opened lounge has two character windows to the front elevation overlooking the country to the front and another small window to the left hand elevation filling the room with natural lighting, multi-fuel burner fitted in the last 10 months, radiator and laminate flooring.

## Kitchen

11' 3" x 11' 8" ( 3.43m x 3.56m )  
The kitchen incorporates a variety of matching wall and base units with counter tops over , integrated oven and hobs with extractor over , sink and drainer unit , integrated fridge freezer, dishwasher , tiled flooring and flows into the beautiful extension.

## Dining Room

12' 1" x 12' ( 3.68m x 3.66m )  
The dining room is a great added space which was added by the current owners and allows the perfect area for a dining table and to host, with tiled flooring , skylight central to the ceiling , windows to the rear elevation and French doors to the right hand elevation leading out to the patio area.

## Utility

8' 6" x 8' 1" ( 2.59m x 2.46m )  
The large utility room has a low level W/C , tiled flooring , frosted window to the front elevation, base units with sink and drainer unit along with plumbing for washing machine and dryer.

## First Floor Landing

Allowing access to all areas of the first floor with carpet flooring and a radiator.

## Bedroom One

12' 1" into wardrobes x 12' ( 3.68m into wardrobes x 3.66m )

Situated to the front elevation this double room has a window to the front elevation with countryside views, built in wardrobes and draws with carpet flooring and a radiator.

## Bedroom Two

12' Max x 11' 5" ( 3.66m Max x 3.48m )

Situated to the front elevation this double bedroom has a window to the front elevation overlooking fields, a radiator and carpet flooring.

## Bedroom Three

11' 5" Max x 11' 2" max ( 3.48m Max x 3.40m max )

Situated to the rear elevation this double bedroom comprises of carpet flooring, radiator and window to the rear overlooking the garden and the fields which are to the rear of the plot.

## Family Bathroom

This four piece family suite comprises of a low level W/C , sink with tap over , stand alone bath , double shower cubicle and two frosted windows , vinyl flooring and feature radiator.

## Front

The front of the property stands proud with a double fronted effect with the bowed windows, there is a driveway to the front and side of the property before getting to the double gates which allows access into the garden and garage.

## Rear

The rear of the property has been thoroughly thought through with a patio area for hosting and doors leading to the dining room, a glass balustrade to separate the two sections before going to a further patio section with side door to the garage before finally leading to the rear of the garden which is mainly laid to lawn. Additionally, to this the garden is fully secure and private allowing the perfect place to spend time with friends family and the warm weather.

## Garage

35' 8" x 12' 5" ( 10.87m x 3.78m )

This detached garage has ample space and benefits from an up and over garage door to the front, side door to access the garden and is currently used as a games/family room and additional storage.











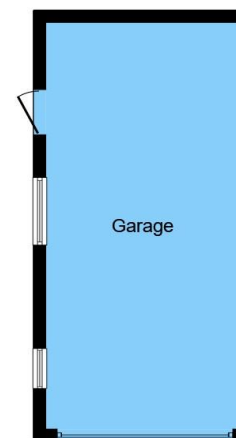




**Ground Floor**



**First Floor**



**Garage**

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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**EPC Rating: E**

**Tenure: Freehold**

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