



Manor Court Flats Church Lane
Barrow-On-Trent Derby


ashley
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Property Description

A beautifully presented ground floor maisonette, maintained to a high standard by the current owner with a gas fired central heating system, UPVC double glazing. In brief the accommodation comprises: - Front entrance door, entrance hallway, lounge with UPVC double glazed French doors to the front giving super aspect over the open green to the front, high spec fitted kitchen with matching base and wall units and appliances, high spec fitted bathroom and two bedrooms. Outside the property has one car parking space available in communal parking area, a private enclosed garden and further communal gardens. Barrow on Trent is a quiet, unspoilt Derbyshire village situated between the River Trent and the Trent and Mersey Canal. The village is located approximately 5 miles from Derby, which provides transport, links in and around the locality and also nationally.

The village is predominantly residential with a population of approximately 550 people also the village has amenities within it such as village hall, youth club, public house, School and church.

Entrance

Front UPVC double glazed entrance door with matching fan light over leading to: -

Entrance Porch

UPVC double glazed construction with a UPVC panelled ceiling, UPVC double glazed door and matching side panel giving access to: -

Hallway

Having laminate flooring, central heating radiator, panelled door leads to useful shelved out store. Opening off the hall to: -

Kitchen

13' 9" Max x 9' 1" (4.19m Max x 2.77m)
A beautiful high spec fitted kitchen with quartz work surfaces and matching upstands, quartz splashback to the cooking area, slate tiled flooring, inset stainless steel sink, Quooker instant hot water tap, four burner gas hob, extractor hood, electric fan assisted double oven fitted to eye level, space for fridge freezer inset spotlights to the ceiling, UPVC double glazed window to the rear elevation giving aspect over its own private garden to the rear. Plumbing and space for an automatic washing machine, concealed to the wall unit is the Worcester boiler providing domestic hot water and central heating, vertical radiator, composite stable door to the side giving access to the garden.

Lounge/Diner

16' 7" x 12' 2" (5.05m x 3.71m)
A particular feature of the room is the natural stone fireplace with matching hearth incorporating coal effect gas fire, having laminate flooring, wall light points to the chimney breast recesses, central heating radiator, UPVC double glazed French door to the front giving aspect over the open green to the front with matching attached side panels offering lots of natural light into the room.

Bedroom One

10' 11" x 14' 8" max including wardrobe recess (3.33m x 4.47m max including wardrobe recess)

Having a UPVC double glazed window to the front elevation giving aspect over the green, double panelled radiator, laminate flooring.

Bedroom Two

11' 3" x 10' 11" (3.43m x 3.33m)

Having UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator.

Bathroom

Having a high spec three piece fitted suite comprising corner glazed shower cubicle with chrome shower over, pedestal wash hand basin with chrome mixer tap, low level WC, fully tiled walls and flooring, UPVC double glazed opaque window to the rear elevation, wall mounted heated towel rail, extractor fan.

Outside

Communal open lawned green to the front with borders inset with shrubs, gravelled paths around the individual apartments. A gravelled path leads round to the rear of the property with a bin store area and an enclosed fully fenced garden comprising a shaped lawn with paved stepping stones over to a timber shed, gravelled patio area, barbecue area. There is allocated parking and visitor parking.









Total floor area 71.2 m² (766 sq.ft.) approx

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.propertybox.io



To view this property please contact Ashley Adams on

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Property Ref: MEL205707 - 0003

Tenure: Leasehold EPC Rating: Awaited Council Tax Band: B Service Charge: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For

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