



44 Newbold Road, Barlestone

£269,950

44 Newbold Road

Barlestone

OFFERED WITH NO UPWARD CHAIN This TWO BEDROOM DETACHED HOUSE (formally three bedrooms) enjoys a ground floor EXTENSION and features a garage and off road parking. In brief this characterful family home comprises an entrance porch, lounge, kitchen/diner, utility/boiler room, w.c and shower room, with stairs rising to the first floor landing and giving way to the four piece bathroom suite and two double bedrooms. Externally the property enjoys an ample frontage to accommodate off road parking for multiple vehicles, a garage and a modest low maintenance rear garden. Early viewings come highly advised to appreciate this one of a kind family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Bathroom and Shower Room
- Two Double Bedrooms
- Detached House
- Extended
- Garage & Off Road Parking
- Village Setting



GROUND FLOOR

Entrance Porch

Entered through an opaque uPVC front door and giving way to the lounge.

Lounge

12' 5" x 18' 5" (3.79m x 5.61m)

Enjoying a dual aspect with uPVC double glazed windows to front and side, exposed timber beams, wall lighting, electric effect fireplace set within a decorative surround and hearth.

Kitchen/Diner

16' 3" x 13' 8" (4.95m x 4.17m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a one and a half bowl sink and drainer unit, having space and plumbing for appliances with a further free standing gas cooker, timber effect vinyl flooring, exposed timber beams and having a uPVC double glazed window to side.

Utility/Boiler Room

8' 0" x 4' 0" (2.44m x 1.22m)

Comprising the gas fired central heating boiler and having both light and power and finished with a timber framed multi paned single glazed window to side.

W.C

Comprising a low level assisted smart w.c, ceramic tiled flooring, part tile effect walls, and having an opaque uPVC double glazed window to front.

Shower Room

5' 3" x 9' 1" (1.60m x 2.77m)

Comprising a pedestal wash hand basin with mixer tap, shower enclosure with electric power shower over, non slip flooring, electric wall heater and uPVC double glazed window to front.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to two double bedrooms and the four piece bathroom suite, a dual aspect with uPVC double glazed windows to both left and right elevations and having exposed timber beams.

Bedroom One

13' 2" x 9' 9" (4.01m x 2.97m)

Enjoying a range of fitted wardrobes a bed enclosure and having a uPVC double glazed window to front.

Bedroom Two

12' 1" x 10' 8" (3.68m x 3.25m)

Having a loft hatch and uPVC double glazed window to side.

Bathroom

12' 7" x 8' 2" (3.84m x 2.49m)

This four piece suite comprises a low level push button w.c, corner double shower enclosure, a panel bath, a pedestal wash hand basin with part tiled walls, vinyl flooring, loft hatch, extractor fan, an airing cupboard housing the hot water cylinder and featuring an opaque uPVC double glazed window to front.



OUTSIDE

Private Rear Garden

Accessible via the garage the rear garden comprises timber close board fence panelling and an artificial lawn.

Garage

17' 5" x 9' 2" (5.31m x 2.79m)

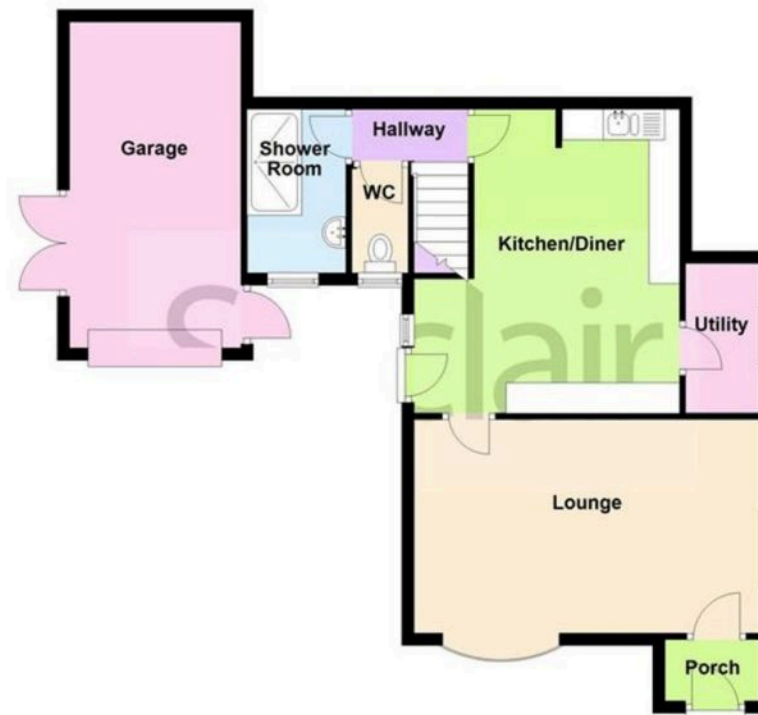
Entered via an up and over door to front with timber framed side door, a double set of timber framed doors accessing the rear garden and having both light and power.

Front

A double tarmacadam driveway provides off road parking for multiple vehicles and sits adjacent to a paved courtyard which is in turn surrounded by a dwarf brick wall and facilitates access to the front door which in turn is complemented by wall mounted lantern style lighting.



Ground Floor



First Floor





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