



24 School Lane, Barkby - LE7 3QL

Guide Price £175,000

 **NEWTON FALLOWELL**



## 24 School Lane

Barkby, Leicester

An ideal starter home, this charming Grade II listed one-bedroom cottage is tucked away along a quiet, no-through lane in the highly regarded village of Barkby. Full of character and period charm, the property features exposed beams, traditional sliding sash windows and a well-proportioned layout comprising a reception room, kitchen, landing, double bedroom and bathroom, all benefiting from electric heating. Outside, the property enjoys a rear garden, offering a pleasant and private outdoor space with no properties directly overlooking it from behind and featuring a brick store and shed. An early viewing is highly recommended to fully appreciate the charm and character this delightful cottage has to offer and avoid disappointment.

Council Tax band: B

Tenure: Freehold

- Characterful One Bedroom Cottage
- Original Features including Beamed Ceiling & Sliding Sash Windows
- Slimline Electric High Output Radiators
- Highly Desirable Village
- No Upward Chain
- Rear Garden with Brick Store and Shed
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating E
- Viewings Strictly By Appointment Only!





### Welcome to your new home

A front entrance door opens into a characterful reception room offering an open fronted fireplace in cast iron with tiled slips, hearth and pine mantel, slimline electric convector radiator, sliding sash window to front and exposed beams. The kitchen is fitted with range of shake styler fronted units comprising a stainless steel sink within roll edge work surfacing, base cupboards, eye level cupboards, Lamona electric oven in stainless steel with four ring electric hob and matching extractor hood, stable type door and multi-pane window to rear, tiled splashbacks and space under stairs for fridge/freezer. A staircase rises to the first floor and a stable door leads outside.

### Moving upstairs

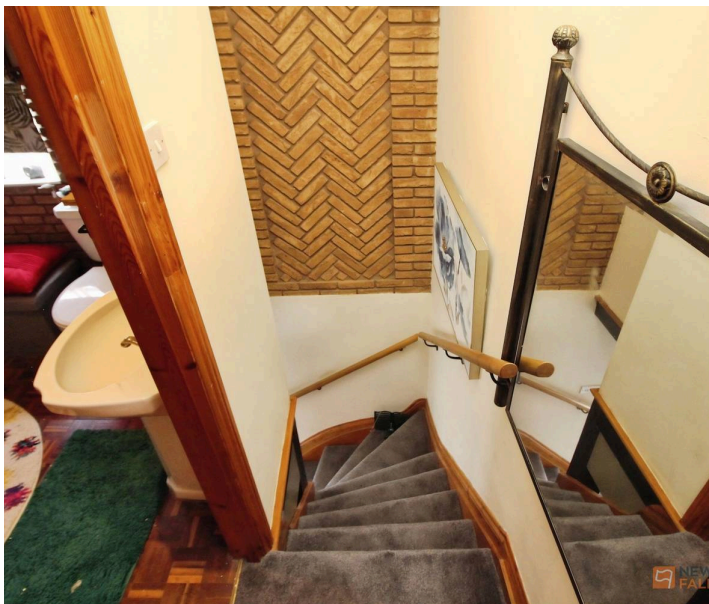
Moving upstairs, the landing leads to a well-proportioned double bedroom, complete with a built-in wardrobe. The bathroom retains a traditional feel and features a roll-top freestanding clawfoot bath with shower over, curtain and rail, part-tiled walls, low-level WC, pedestal wash hand basin and shaver point. A multi-pane window provides natural light, while additional features include a slimline electric convector heater, traditional strip pine door and access to the roof space.

### Outside

To the rear of the property is a block-paved patio, enclosed by dwarf brick walling. From the patio, there is access to a useful brick-built store, providing plumbing for a washing machine, space for a tumble dryer and additional storage. Beyond this is a lawned garden, enclosed by fencing and complemented by a useful garden shed.

### Location

Barkby is an unspoilt and extremely popular village offering an excellent local primary school, two public houses, a village church and a quintessential tree lined cricket ground. The village is picturesque and well placed for excellent local facilities at near-by Syston and Queniborough and within easy access of Leicester City centre, Melton Mowbray.



### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

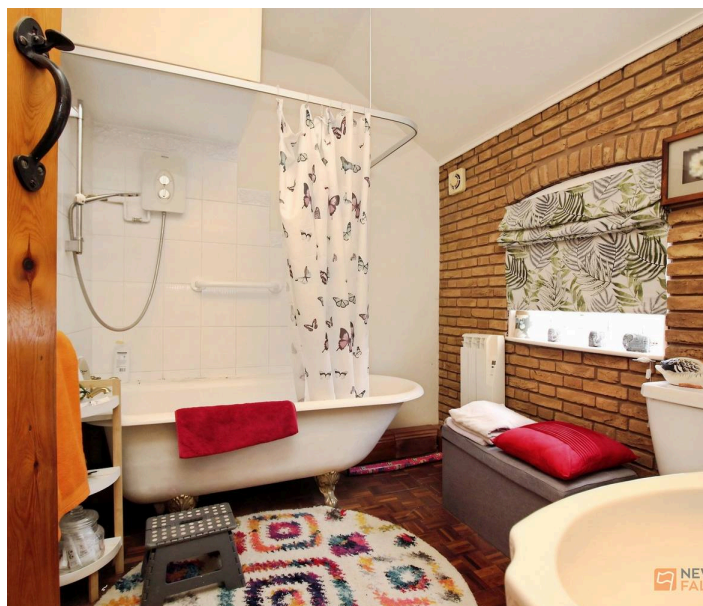
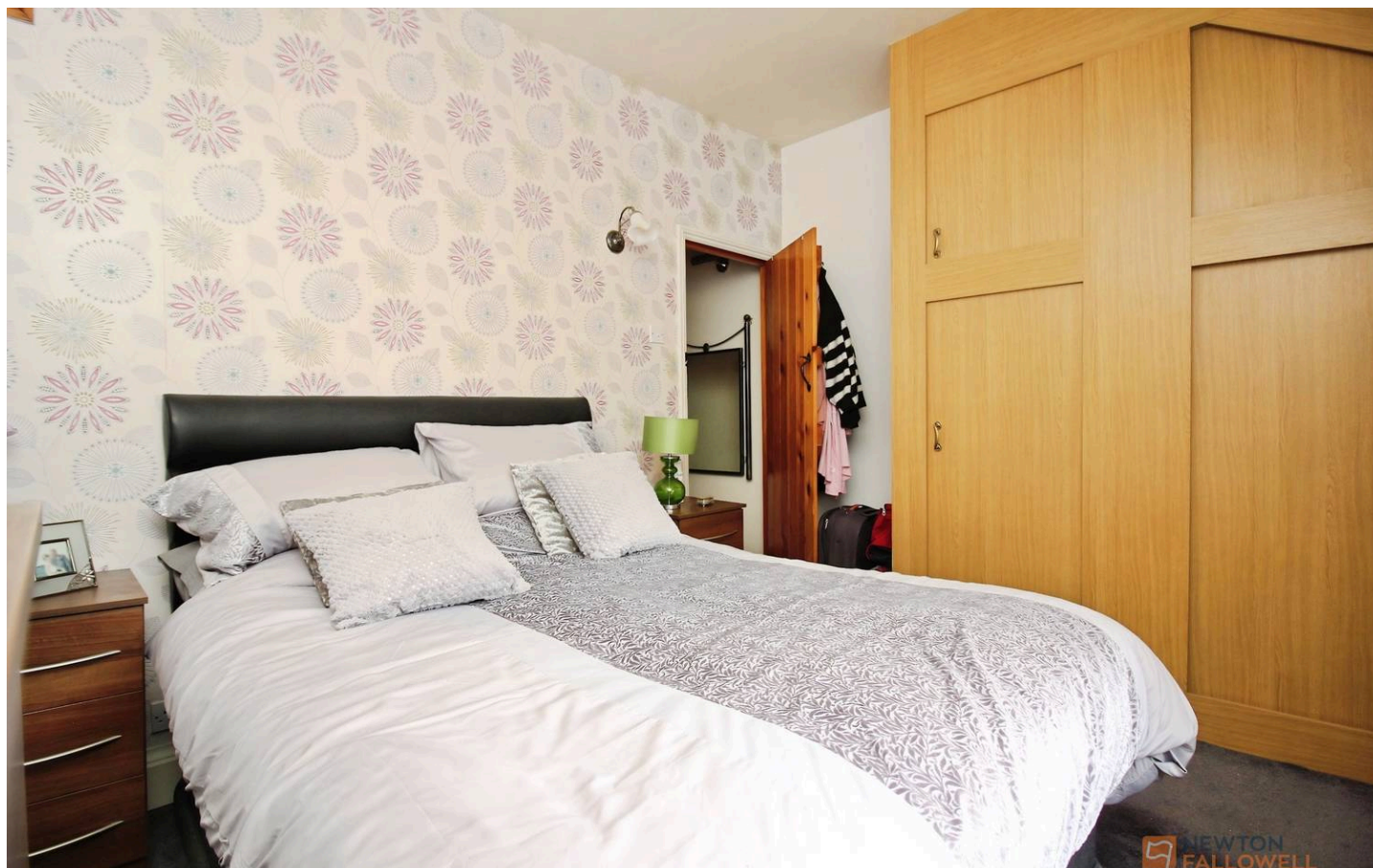
Viewings are strictly by appointment only.

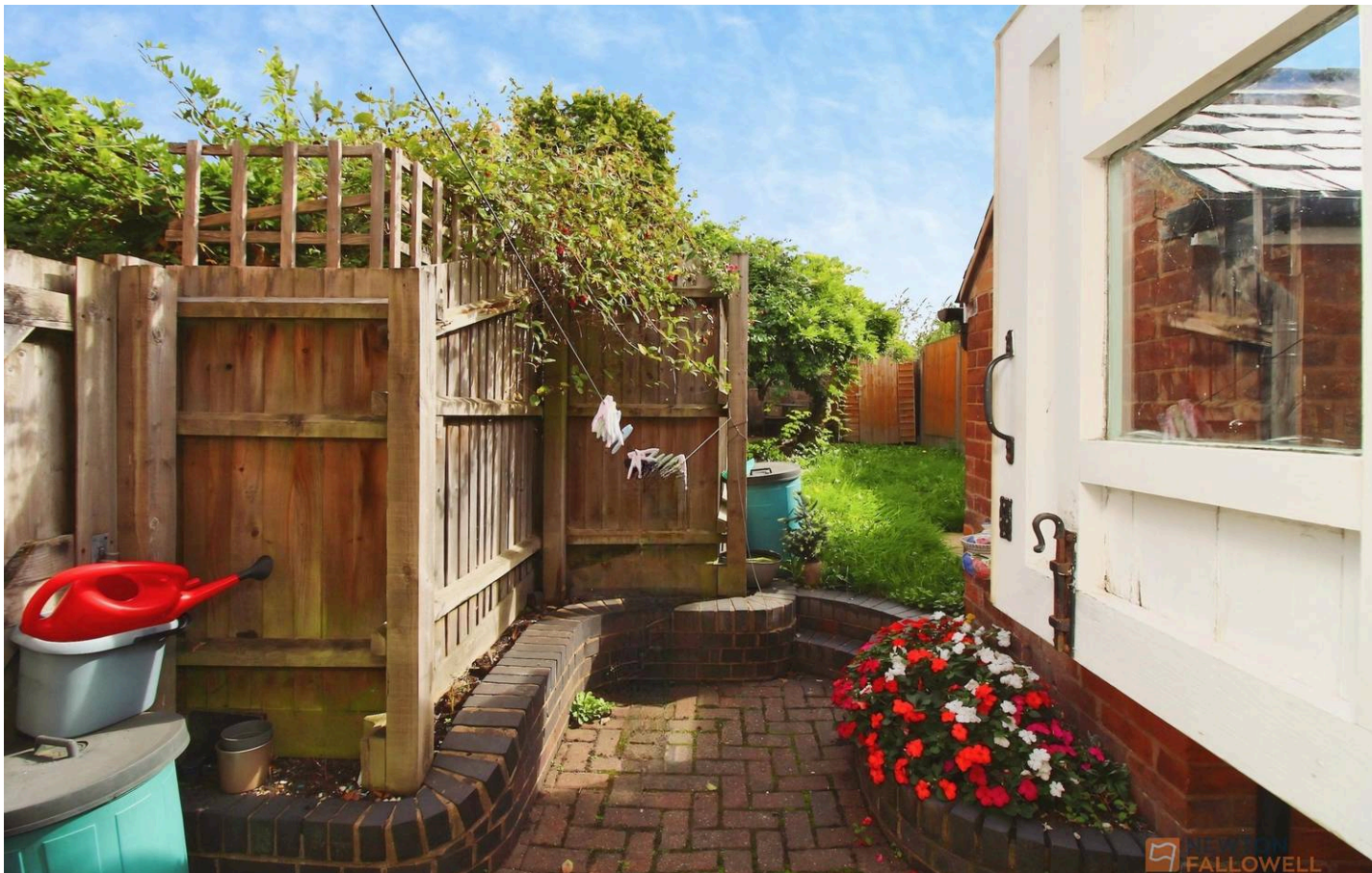
### Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."





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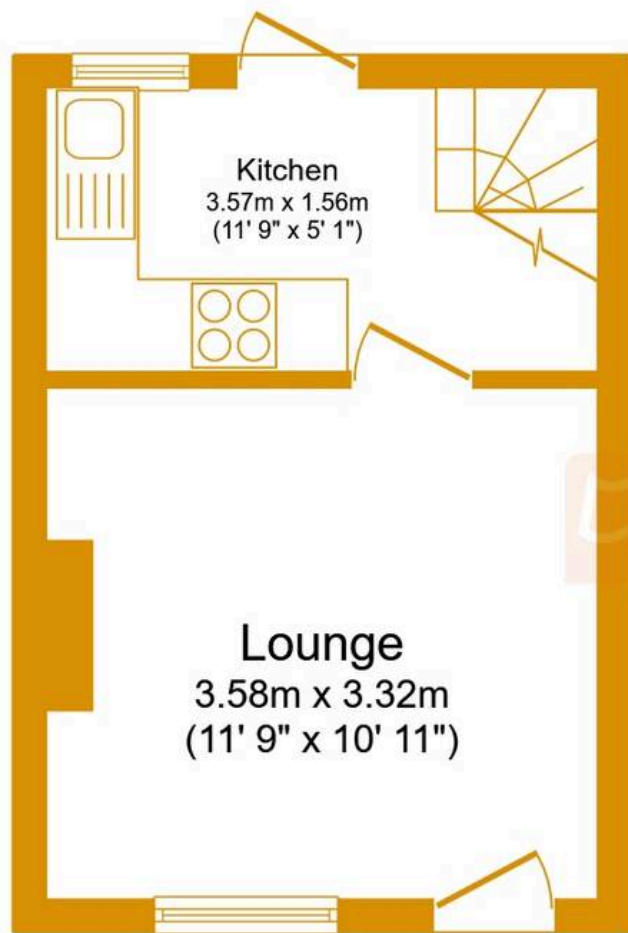
### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.

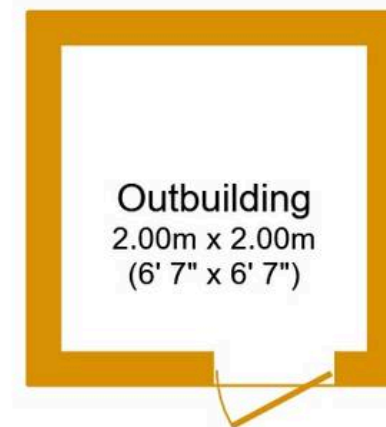




Ground Floor



First Floor



Outbuilding

Total floor area: 41.7 sq.m. (449 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)



## Newton Fallowell Syston

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