



## 15 Barton Road

, Carlton, CV13 0DB

Price Guide £300,000



### FEATURES:

Chain Free  
Idyllic countryside village.  
Stunning walks from doorstep.  
Modern property with Cosy cottage feel.  
Ideal Downsize or boat hold.

Garage and off road parking.  
Low maintenance and economic to run.



### Reception hall. 4'11" x 3'4". (1.51 x 1.03.)

Easy tread staircase via spindle balustrade leading to the first floor, understairs cupboard, hard wired alarm, laminate floor and attractive wall panelling.

### Guest cloakroom. 4'11" x 3'4". (1.51 x 1.03.)

Suite in white, low flush wc, wash hand basin, ceramic tiled floor, extractor fan and attractive wall panelling.

### Open Plan Living Kitchen (rear) 15'0" x 9'6" and 9'6" x 8'7". (4.57m x 2.90m and )

Having one and a half bowled stainless steel sink uni, range of base and wall units (9 base and 7 wall) finished in high gloss soft cream, associated work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood, fitted fridge/freezer, dishwasher, washing dryer, double glazed window and twin double glazed french doors and laminate flooring running through from the hallway and ceramic tile to kitchen area.

### Bedroom 2 (front). 13'4" x 10'6". (4.08 x 3.22.)

Double glazed window and laminate floor, Previously used as formal lounge and formal dining room.

### First floor landing. 11'3" (max) x 5'9". (3.44 (max) x 1.77.)

Double glazed velux roof light to front with fitted blinds and airing cupboard.

### Bedroom 1. 14'1" x 13'9". (4.31 x 4.21.)

Velux double glazed roof lights to front and rear with fitted blinds, laminate floor, fitted double wardrobe, electric wall heater and storage to the eaves.

### Modern bathroom (rear). 10'11" x 6'0". (3.35 x 1.84.)

Full suite in white, panel bath with chrome mixer shower, wash hand basin, low flush wc, fitted corner shower cubicle with mixer shower, ceramic tiled floor, extractor fan, chrome ladder style radiator.

### Outside.

Attractive enclosed front garden with paved patio complete with picket fence.

Enclosed walled rear garden, paved patio and rear gated access to garage and parking.

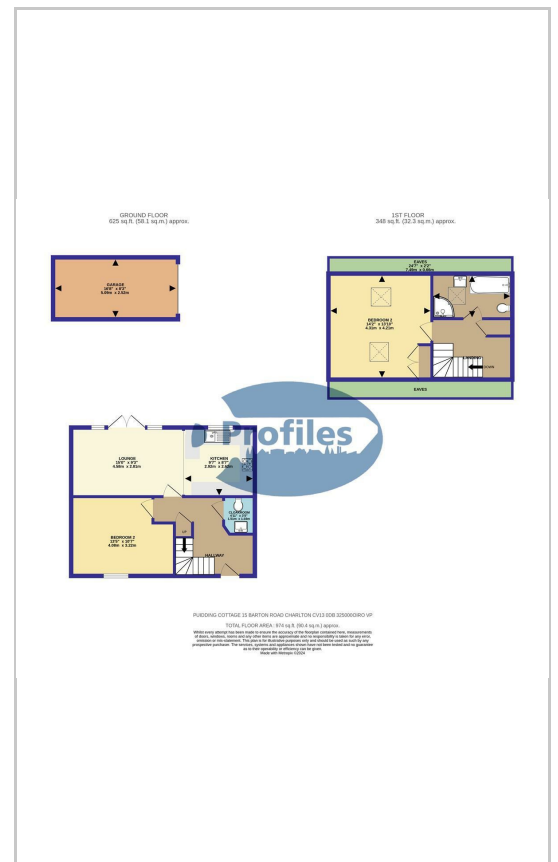
### Garage.

Single with potential to add further storage accessed via electric garage door.

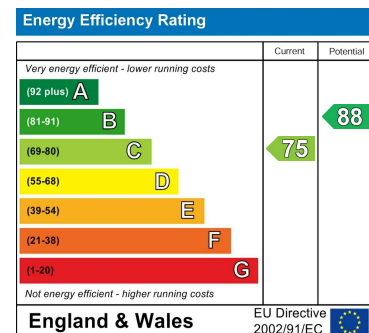
## Area Map



## Floor Plans



## Energy Efficiency Graph



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