



Manor Court Flats Church Lane
Barrow-On-Trent Derby

Manor Court Flats Church Lane Barrow-On-Trent Derby DE73 7HR

for sale offers over
£175,000



Property Description

A beautifully presented first floor maisonette, with a gas fired central heating system, UPVC double glazing. In brief the accommodation comprises:- front entrance door with private hallway and stairs to the first floor accommodation and storage cupboard to top of stairs housing the boiler. Further entrance door to inner hall, lounge/diner with feature fireplace and balcony providing stunning views over the green to front and countryside beyond, fitted kitchen with integrated appliances, bathroom and two bedrooms, master with fitted wardrobes. A particular feature of this property is the eaves area with a pull down ladder to a carpeted loft space with six double door fronted cupboards providing eaves storage, open spindle balustrade with the pull down ladder up to it, two double glazed Velux roof lights to the rear elevation and is a really useful space. Outside the property has 1 car parking space and there are several spaces available in the 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

Having a front UPVC double glazed entrance door with inset leaded and opaque glazed panels, leading to:-

Private Entrance Hall

With stairs off to the first floor, UPVC double glazed panels to the side elevation.

First Floor Landing Area

Having UPVC double glazed panels and windows, double door fronted utility cupboard, having space for storage and a wall mounted Worcester boiler providing domestic hot water and central heating, timber framed and glazed door giving access to :-

Inner Landing

With central heating radiator, oak panelled door fronted cloaks cupboard with hanging rail and shelving, space for storage, oak framed and glazed door giving access to :-

Lounge

16' 8" max into chimney breast recess x 12' 2" (5.08m max into chimney breast recess x 3.71m)

Balcony

A beautiful feature of the room is the balcony, having double opening UPVC double glazed French doors leading on to the balcony with matching attached side panels, fitted window blinds, the balcony is ceramic tiled to the floor having a wrought iron balustrade giving stunning views over the open green and fields beyond which must be viewed to be fully appreciated.

Lounge

Having a feature fireplace with a log burner effect gas stove on a quarry tiled hearth, walls finished with picture rail, central heating radiator.

Kitchen

9' 2" x 9' 8" (2.79m x 2.95m)

Fitted with a range of high quality bespoke oak base and wall units, quartz work surfaces, matching upstands, granite backplate to the cooking area, integrated appliances comprising Neff electric fan assisted oven, Siemens electric hob and extractor hood, concealed under unit lighting, UPVC double glazed window to the rear elevation which gives stunning views over

fields to the rear, plinth with inset lighting over the sink area, inset one and a quarter bowl stainless steel sink unit with chrome mixer tap over, plumbing and space for an automatic washing machine, laminate flooring, central heating radiator, inset spotlights to the ceiling.

Shower Room

Having a modern three piece white suite comprising corner glazed shower cubicle with a Triton electric shower over, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level WC, walls are fully tiled, extractor fan, UPVC double glazed opaque window to the rear elevation, quality vinyl flooring, wall mounted heated towel rail.

Bedroom One

12' 1" x 10' 11" plus wardrobes (3.68m x 3.33m plus wardrobes)

Having a range of wardrobes incorporating hanging rails and shelving, coving to the ceiling, UPVC double glazed window to the front elevation overlooking the green with fitted window blinds, central heating radiator.

Bedroom Two

10' 11" x 11' 2" (3.33m x 3.40m)

Having UPVC double glazed window to the rear giving aspect over the open fields and garden to the rear, central heating radiator, coving to the ceiling.

Loft Room

21' 2" x 12' 5" max overall measurement (6.45m x 3.78m max overall measurement)

A particular feature of this property is the eaves area with a pull down ladder to a carpeted loft space with six double door fronted cupboards providing eaves storage, open spindle balustrade with the pull down ladder up to it, two double glazed Velux roof lights to the rear elevation and is a really useful space.

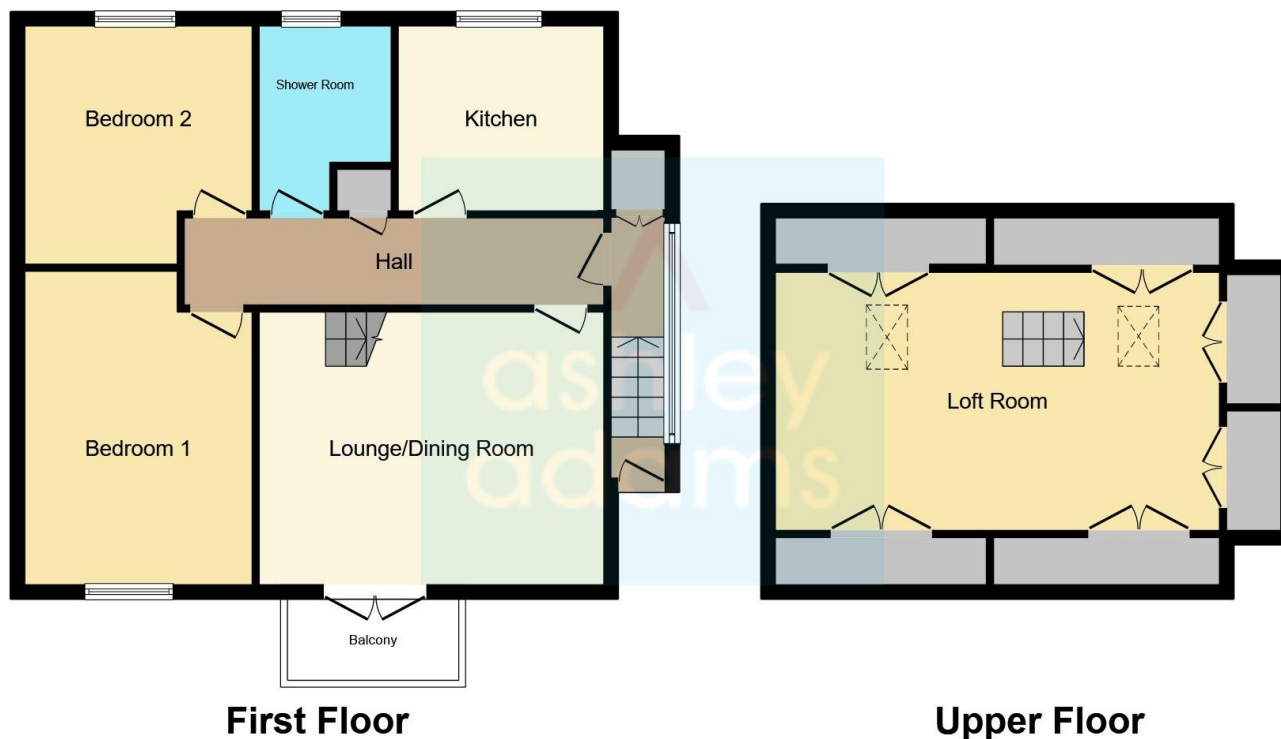
Garden Area

Majority paved, with brick boundary wall to the rear, timber shed, outside tap. The paved area is flanked with borders inset with shrubs.









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Property Ref: MEL205744 - 0005

Tenure: Leasehold EPC Rating: C 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

view this property online ashleyadams.co.uk/Property/MEL205744



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