

# Sinclair



**32 Barnard Way, Mountsorrel**

Loughborough

**£225,000**

# 32 Barnard Way

Mountsorrel, Loughborough

Immaculate 2-bed bungalow in a cul-de-sac with uPVC double glazing, gas heating, conservatory, private gardens, large shed/workshop, and driveway parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Private Rear Garden
- Favoured Village Location
- Cul-de-Sac Setting
- Gas Central Heating
- UPVC Double Glazing
- Conservatory
- Substantial Shed/ Workshop
- Immaculately Kept Property



### Entrance

Having a uPVC double glazed entrance door with inset arched opaque double glazed window through to the hall.

### Hallway

Having a radiator, loft access hatch and doors accessing the living room/diner, two bedrooms and the bathroom.

### Living Room/Diner

Dimensions: 5.44m x 3.00m (17'10" x 9'10"). Has a feature fireplace with a raised hearth and gas fire with a decorative wooden overmantel, door accessing the kitchen, radiator and double glazed sliding doors accessing the conservatory.

### Conservatory

Dimensions: 3.02m x 2.84m (9'11" x 9'4"). Being of uPVC double glazed construction with pleasant views over the garden and uPVC double glazed double doors accessing the garden.

### Fitted Kitchen

Dimensions: 2.46m x 2.44m (8'1" x 8'0"). Fitted with a single drainer sink unit with mixer tap over and cupboards under, units to the wall and base with rolled edge work surfaces, tiled surround, gas hob with extractor fan over and oven under, plumbing for washing machine, space for a tall standing fridge/freezer, uPVC double glazed window to the rear elevation overlooking the garden and a uPVC double glazed door with inset opaque glass window to the side elevation. There is a wall mounted gas boiler and a radiator.

### Bedroom One

Dimensions: 3.02m x 3.00m (9'11" x 9'8"). There is a uPVC double glazed box style bay window to the front elevation, radiator.



## Bedroom Two

Dimensions: 3.02m x 2.46m (maximum measurement) (9'11" x 8'1") . Having a uPVC double glazed window to the front elevation. Radiator.

## Bathroom

Is fitted with a three piece suite comprising; panel bath with chrome taps and shower over with shower screening, low flush WC and a pedestal wash hand basin with chrome taps. There is a radiator and a uPVC double glazed opaque glass window to the side elevation and an airing cupboard housing the hot water cylinder with wood slat shelving.







## FRONT GARDEN

The property occupies a pleasant position with a maintained lawned front garden with plants and shrubs and an ornamental tree to the borders

## GARDEN

The rear garden is a particular feature of sale offering privacy to the plot with a tree lined rear aspect. The garden is beautifully maintained leading to a substantial shed / workshop / multi-use store measuring 4.64m x 2.26m.

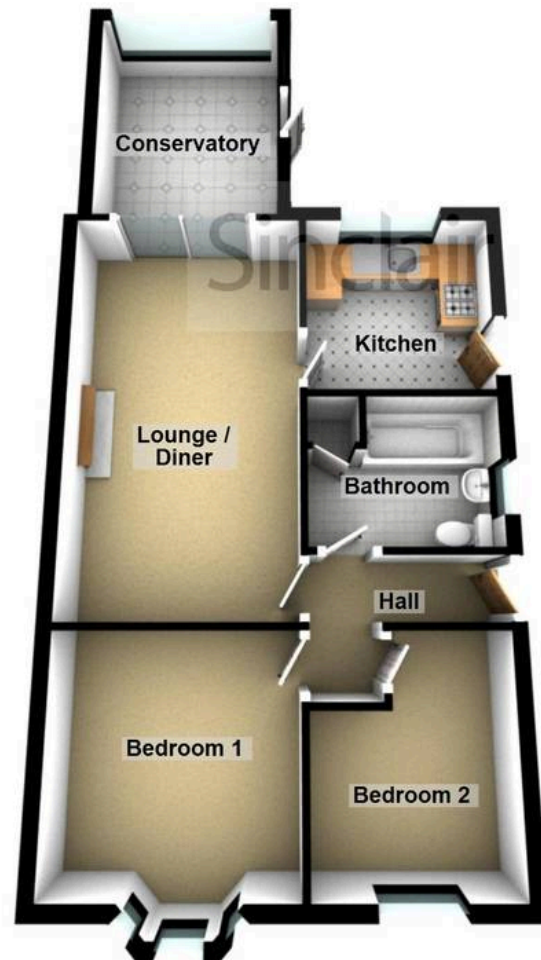
## DRIVEWAY

2 Parking Spaces

The driveway provides off road car standing which in turn leads to the side of the property with gated access leading to the rear garden



Ground Floor





## Sinclair Estate Agents

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