



Manor Court Flats Church Lane
Barrow-On-Trent Derby



Property Description

Offered with no chain! A beautifully presented ground floor maisonette, refurbished to a high standard by the current owner with a gas fired central heating system, UPVC double glazing. In brief the accommodation comprises: - front entrance door to entrance porch, further entrance door to inner hall, lounge/diner with feature fireplace and French doors providing stunning views over the green to front and access to front patio, fitted kitchen with integrated appliances, bathroom and two bedrooms, one with fitted wardrobes. Outside the property has 1 car parking available in 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 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 Porch

Having a front UPVC double glazed entrance door with UPVC double glazed fan light over leading to entrance porch, having UPVC double glazed panels to side and front elevations and a sloping polycarbonate and glazed roof, ceramic tiled flooring, UPVC double glazed wood grain door and attached side panel, leading to: -

Entrance Hallway

Having oak effect laminate flooring, central heating radiator, oak door giving access to a useful cupboard housing the Worcester boiler providing domestic hot water and central heating, coat hanging hooks, shelving with the laminate flooring continuing through from the entrance hallway. A further oak door giving access to: -

Utility Room

Having plumbing and space for automatic washing machine and stackable drier, space for storage to the side, light and power, laminate flooring continuing through.

Kitchen

Accessed via an opening off the entrance hallway, the kitchen is fitted with a range of high gloss matching base and wall units, granite work surfaces over, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, eye level built-in Hotpoint microwave and electric fan assisted oven, space for fridge freezer, NEFF integrated dishwasher, NEFF induction four burner hob, marble effect panel to the cooking area, part ceramic tiled splashback, UPVC double glazed window to the rear giving aspect over the garden, granite windowsill, laminate flooring.

Lounge

Accessed from the entrance hallway via an oak framed and glazed door, a particular feature of the lounge is the double opening UPVC double glazed french doors giving access and aspect over the open green to the front of the property with matching attached side panels with top opening windows, laminate flooring, wall mounted pebble effect gas fire, coving to the ceiling, contemporary vertical radiator, oak framed and glazed door giving access to: -

Rear Hallway

Having central heating radiator, walls finished with dado rail, built in linen store with slated shelving for ease of storage, oak door giving access to: -

Family Bathroom

Fitted with a white modern three piece suite

comprising 'P' shaped panel bath with chrome mains shower over with rain head and separate shower attachment, pedestal hand wash basin with chrome mixer tap over, low level wc, part ceramic tiled walls, fully tiled to the bathing area, oversized tile flooring, period style enamel radiator and chrome towel rail, UPVC double glazed opaque window to the side elevation, extractor fan.

Bedroom One

Having UPVC double glazed window to the front elevation giving aspect over the green, central heating radiator, carpeted flooring, two double door fronted high gloss laminated fitted wardrobes with hanging rails and shelving.

Bedroom Two

Having UPVC double glazed window to the rear elevation, central heating radiator, laminate flooring.

Outside

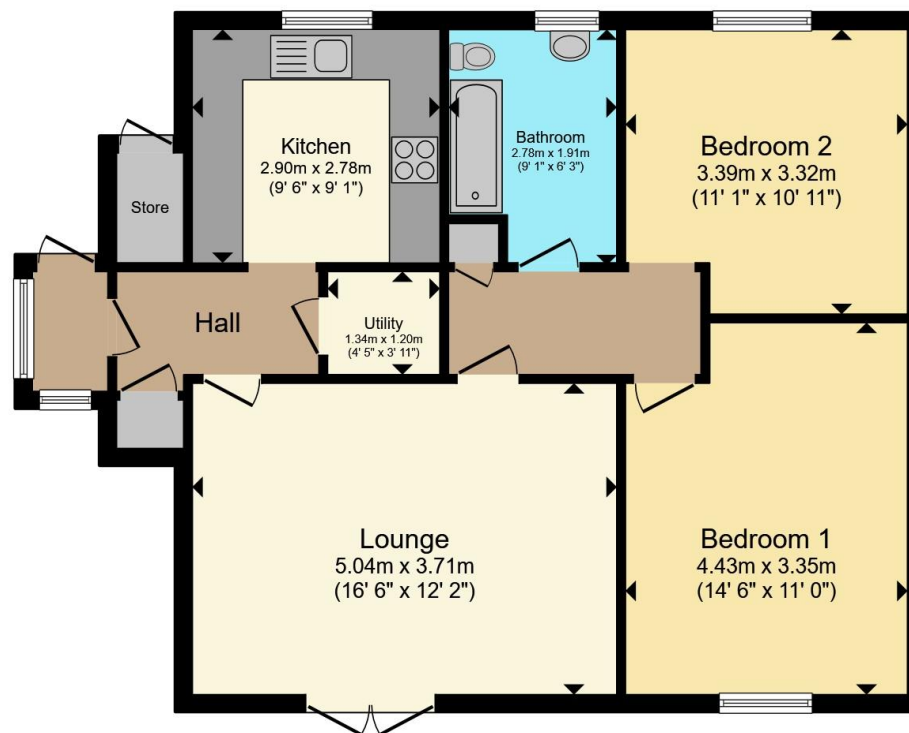
To the front of the property is a low maintenance garden having a paved patio and gravel border inset with shrubs and a further barked border inset with shrubs.

To the rear of the property is a low maintenance majority paved garden with dwarf brick wall providing raised borders inset with a variety of mature trees and shrubs, large timber shed to be included in the selling price, the paved area continues out providing bin storage, attached brick shed offering further storage with lights.









Total floor area 71.8 m² (773 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Ashley Adams on

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Property Ref: MEL205911 - 0001

Tenure: Leasehold EPC Rating: Awaited 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

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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