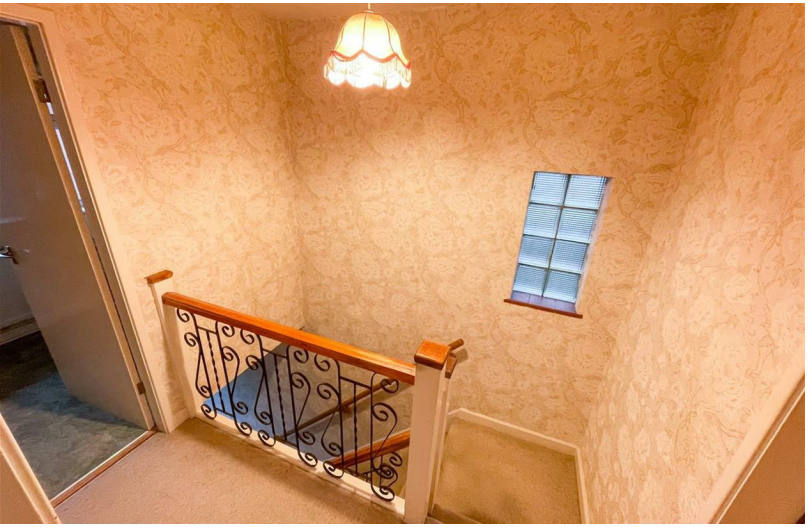
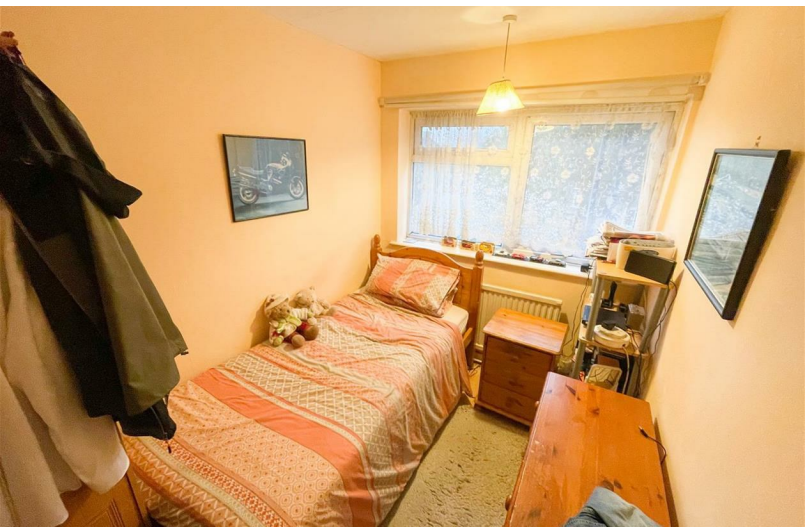
OFFERS OVER £240,000
BREADCROFT LANE, BARROW UPON
REZIDE
GROUP

This three-bedroom detached residence is located just a few moments' walk of the thriving Charnwood village centre of Barrow Upon Soar. This property offers lots of potential to be developed to suit your personal requirements. The property has been a much-loved family home over the last 50+ years and it is a blank canvas with lots of scope for the right purchaser. The property is located on Breadcroft Lane a quiet Lane close to the village High Street. It has off road parking to the front and an enclosed garden to the rear.

Approach the property via Breadcroft Lane and you will notice this home is set back behind wrought iron gates a beautifully landscaped front garden with gravelled area with mature shrub planting. Steps lead up to beyond a tarmacked driveway. The timber glazed front door leads into the welcoming entrance hallway which features carpeted flooring, radiator, ceiling light fitment, understairs storage, doors communicating to ground floor accommodation and stairs rising to first floor. The kitchen/ diner is located at the front of the front of the property, it features timber effect laminate flooring, window to front and side elevation as well glazed door, a range of wall and base level storage units with laminate worksurfaces, integrated double oven, gas hob, stainless steel sink and draining unit, space and plumbing for washing machine and housing for gas central heating boiler. The lounge is located to the rear and spans the whole width of the property, it has carpeted flooring, ceiling light fitment, radiators, sliding patio doors and double-glazed window to the rear elevation.

The first-floor landing has carpeted flooring, window to side, hatch allowing loft access and doors communicating to all upstairs accommodation. The





master bedroom is located at the rear of the property and has carpeted flooring and window overlooking the rear garden. The second bedroom is also located at the rear of the property and has timber effect laminate flooring and double-glazed window to rear elevation. There third bedroom is at the front of the property and has carpeted flooring and window to front aspect. The bathroom comprises of a fitted panel bath with shower over, pedestal wash hand basin, tiling to water sensitive areas and double-glazed window to front elevation. There is a separate W.C with low level flush W.C and window to side elevation.

The property benefits from off road parking to the front in the form of a tarmacked driveway which is enclosed by a brick wall and wrought iron gate. There is a timber side gate which allows external access from front to back. The rear garden has been landscaped for ease of maintenance, there are two patio area, a laid lawn, hedge border to the left and timber retaining fence to the right. Mature shrub and tree border to the rear.

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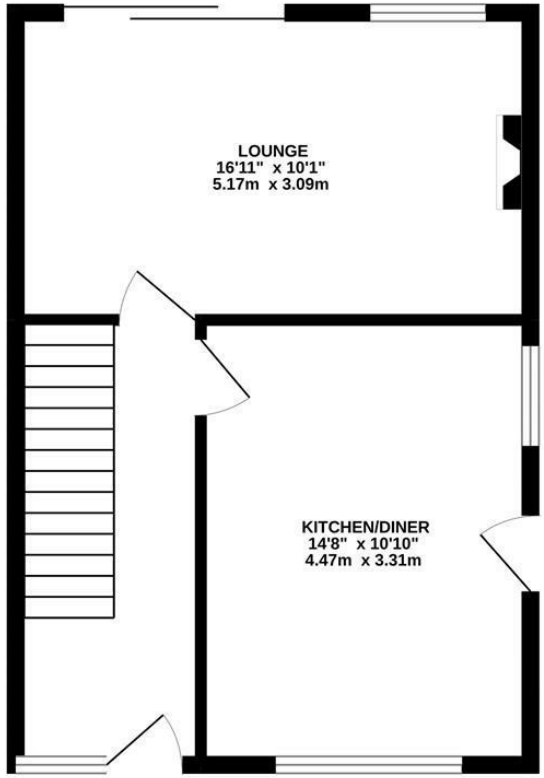
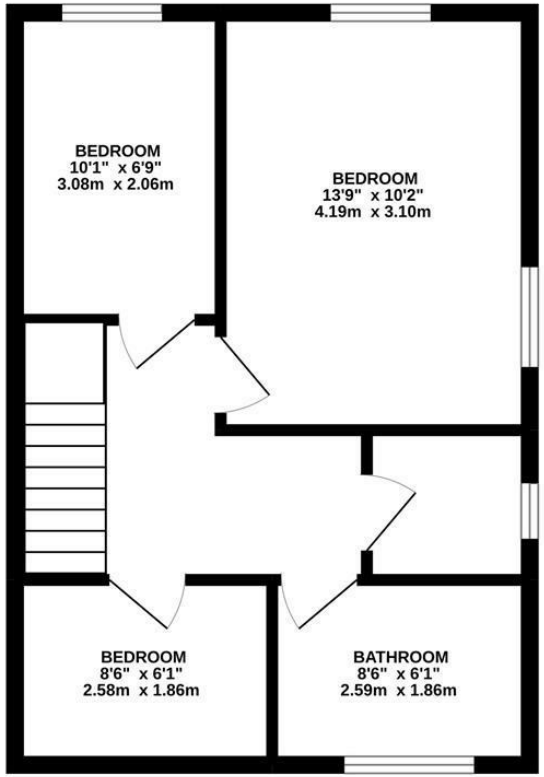
PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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