

OFFERS OVER £400,000
KINGFISHER CLOSE, BARROW UPON SOAR,





This modern detached residence occupies a pleasant end of cul-de-sac position within the highly desirable Charnwood village of Barrow Upon Soar. The property has an excellent curb appeal and is set back from the road and enjoys a South Westerly aspect ensuring plenty of sunshine across the garden all throughout the day and evening. Presented in excellent condition and having recently had a contemporary kitchen and modern bathrooms, this home is ready to move into, however still offers lots of potential for further development to suit your personal living style.



Approach this home from the road and enter under covered storm porch via composite glazed door to front elevation. The welcoming entrance hallway has timber effect laminate flooring and timber doors communicating to all ground floor accommodation as well as understairs storage cupboard and downstairs W.C. The lounge is a bright and airy space which has sliding patio doors leading out to the rear, as well as a window to side aspect, feature fireplace with marble hearth, surround and timber mantelpiece. French double doors flow through from the lounge into the formal dining room. Located at the front of this property is the formal dining space with continuation of carpeted flooring from the lounge and double-glazed window to front elevation with pleasant outlook over the tree lined cul-de-sac.







The refitted Kitchen has a range of wall and base level storage units, with laminate worksurfaces over, inset gas hob with extractor unit over, electric oven below, space and plumbing for dishwasher and door communicating to utility room. The utility room has space for fridge freezer, plumbing for washing machine and dryer, further storage units and door leading to the exterior. The boiler is conveniently located within the utility room for ease of access.

The stairs rise from the hallway to the first-floor landing. The landing has doors communicating to all upstairs accommodation, the airing cupboard where you will find the hot water cylinder and hatch allowing loft access. There are four generously proportioned





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20-300°C
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bedrooms, three of which are double rooms with fitted storage wardrobes. The Master benefiting from ensuite bathroom as well as a family bathroom to serve all other bedrooms. The family bathroom has been recently refitted and has LVT flooring, tiling to water sensitive areas, fitted panel bath with shower over, vanity wash hand basin and concealed cistern W.C within the same unit. The Master Ensuite has also recently been refurbished and features a low-level flush W.C, pedestal wash hand basin, shower enclose, tiling to floor and tiled splashback.





This home is set in a quiet position within a highly desirable cul-de-sac and has off road parking for multiple vehicles, front garden with laid lawn and planted border. There is access to the single garage via up and over door. There is a timber gate allowing access from front to rear. The garden has been landscaped with ease of maintenance in mind and has a sun trap patio area, space for timber garden shed, laid lawn and planted borders with mature shrubs and trees. The garden is South Westerly facing and enjoys sunshine all-day into the early evening and is the perfect place to entertain family and friends.

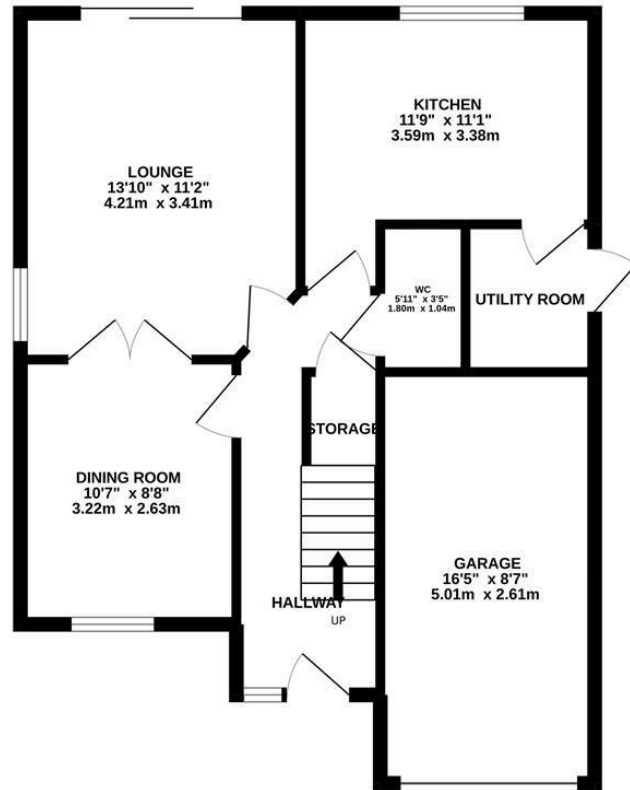




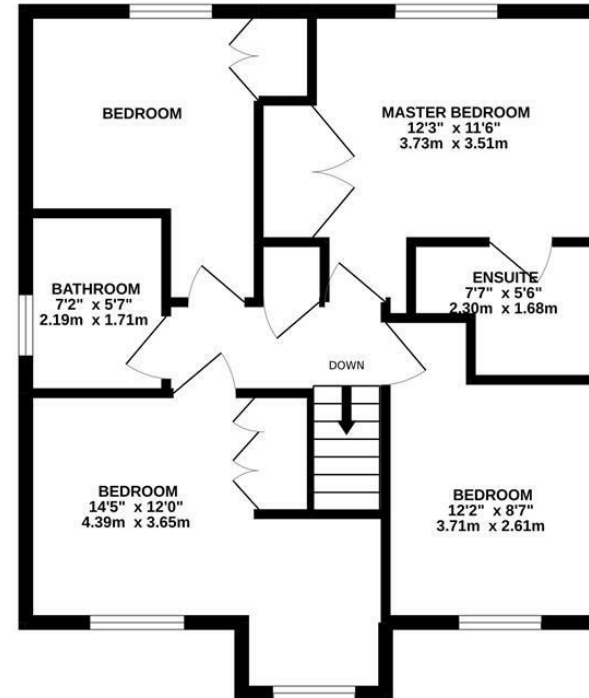




GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.2 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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