



MELTON ROAD

PRICE GUIDE £290,000  
NOOK COTTAGE, MELTON ROAD, BARROW UPON SOAR,



REZIDE  
GROUP



Nook Cottage presents a wonderful opportunity, this two-bedroom detached cottage exudes charm and character, albeit in need of general modernisation and improvement. Nestled on the outskirts of Barrow upon Soar, this attractively styled cottage showcases painted brick elevations under a pitched slate roof. The property sits on a generously sized plot, offering potential for further expansion, subject to obtaining the necessary consents. This enticing opportunity comes with the added benefit of no upward chain.



Upon entering the cottage, you are greeted by the lounge, which boasts a feature brick chimney breast housing an inset multi-fuel burner. Additional features include a wall-mounted storage heater, picture rail, a door to the front elevation, and dual aspect sealed unit double glazed windows to the front and rear, bathing the room in natural light. The dining room boasts a brick chimney breast and exposed brickwork, exuding rustic charm. A louvred door grants access to the understairs storage cupboard, while a beam adorns the ceiling. The room features a multi-paned sealed unit double glazed window to the front elevation, a wooden balustrade, and a stairway ascending to the first floor.







In the kitchen, a range of eye-level and base units with a work surface area over provide ample storage and workspace. Other features include a stainless steel sink drainer unit, wooden wall panelling, space for a cooker, exposed beams, a multi-paned sealed unit window to the side elevation, and a door leading to the rear. A lean-to store offers convenient storage space and features picture windows to the side and rear, as well as a door providing access to the garden.

Moving to the first floor, the landing showcases exposed beams and timbers. Two latched door storage cupboards provide additional storage options, and a sealed unit multi-paned double glazed window to the rear elevation allows natural light to filter in. Bedroom One features a wall-mounted storage heater and a multi-paned sealed unit window to the front elevation, while







Bedroom Two boasts an exposed beam and a sealed unit multi-paned window to the front. The shower room comprises a low-level WC, a pedestal wash hand basin, and a wall-mounted electric shower over a low-level screened cubicle. The room is tiled to splashbacks and equipped with an electric wall-mounted fan heater, an electric wall-mounted towel rail, and a sealed unit obscure window to the side elevation.

This quaint cottage is situated on a generous plot. A generously sized lawned garden bordered by mature hedging and fencing graces the side of the property, complemented by additional vegetable planters. A pathway leads to the well-established rear garden, adorned with mature trees and shrubs, and offers further gated access. A tarmac driveway to the side of the property provides convenient off-road parking.







MELTON ROAD

82

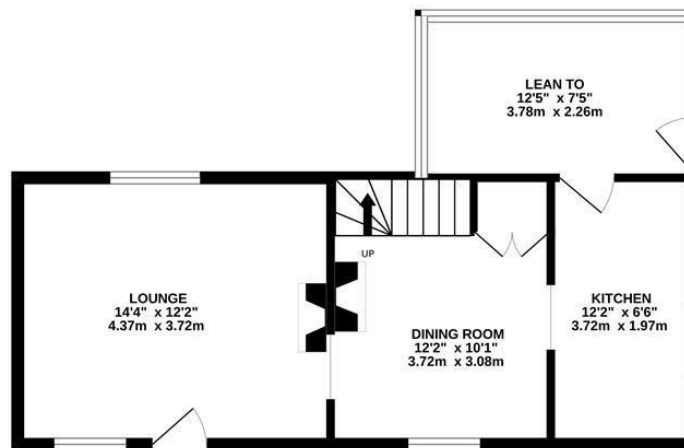


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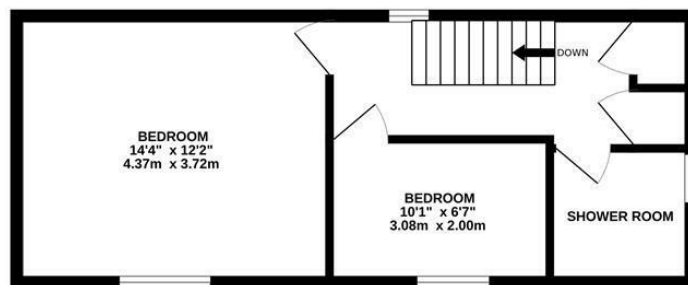


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.9 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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