



GUIDE PRICE £475,000
WHEATLEY CLOSE, BARROW UPON SOAR,



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Welcome to Wheatley Close, where you will find this extended detached family home, which is situated in the sought-after Charnwood village of Barrow upon Soar. This executive residence offers spacious accommodation and is available with NO CHAIN. The property boasts ground floor extensions providing flexible living space, benefiting from gas central heating and UPVC double glazing throughout. The property enjoys a generous Kitchen diner as well as through lounge with bay window and modern conservatory at the rear.



The welcoming reception hallway leads to a ground floor WC, through lounge, dining room opening to a modern fitted kitchen, extended utility room, study/ground floor bedroom, and conservatory overlooking the garden. Upstairs, four well-proportioned bedrooms, an ensuite shower room, and a family bathroom await.

Externally, the property sits on a private plot at the head of a cul-de-sac, with a driveway providing ample parking, a garage, and an enclosed rear garden with an open aspect. Conveniently located in a thriving village community with shops, cafes, schools, and a local railway station, this home offers easy access to nearby cities and road networks.

Upon entering, the property's reception hallway features a wooden



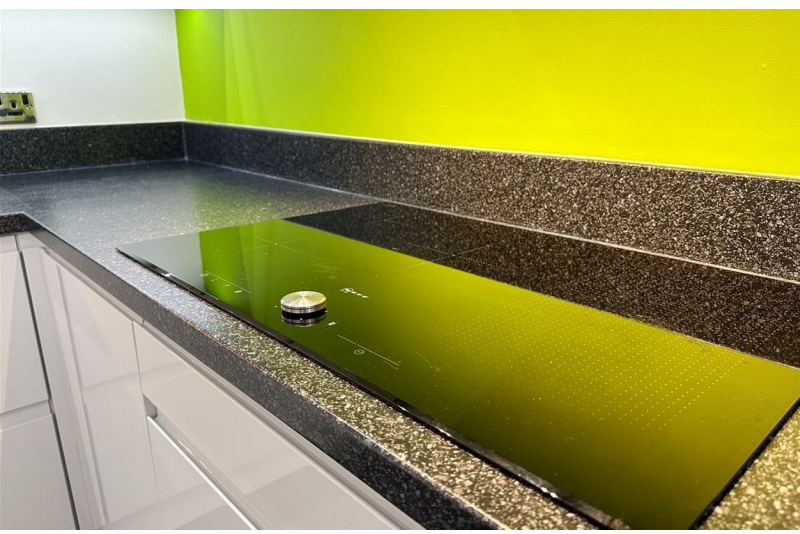




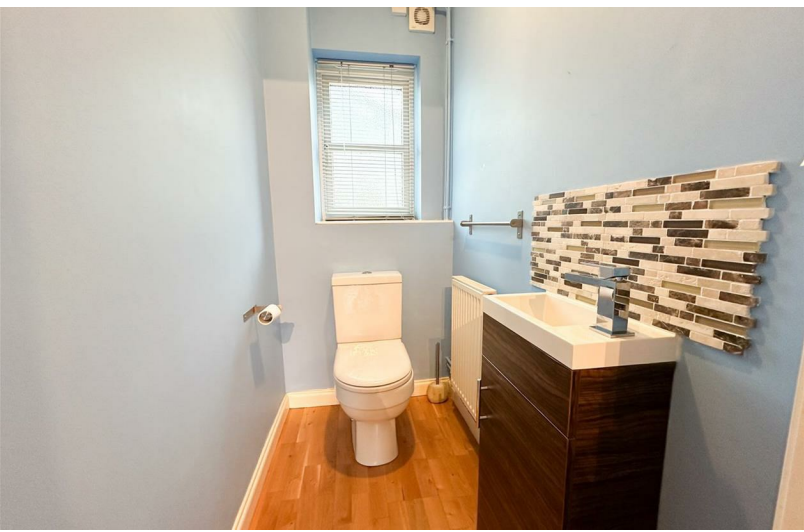
floor, double radiator, and stairs leading to the first floor. The ground floor WC offers wooden flooring, a washbasin with storage beneath, and a low-level WC.

The spacious lounge boasts wooden flooring, a feature gas coal effect fire, and patio doors opening to the conservatory. The conservatory features under floor heating and Pilkington K-Glass double glazing ensuring year round usage. The dining area features ample space for a dining table and chairs, with an opening through to the modern fitted kitchen.

The modern kitchen offers vinyl tile effect flooring, a range of base and wall-mounted units, and NEFF integrated appliances. The utility room provides additional storage and plumbing for appliances, with



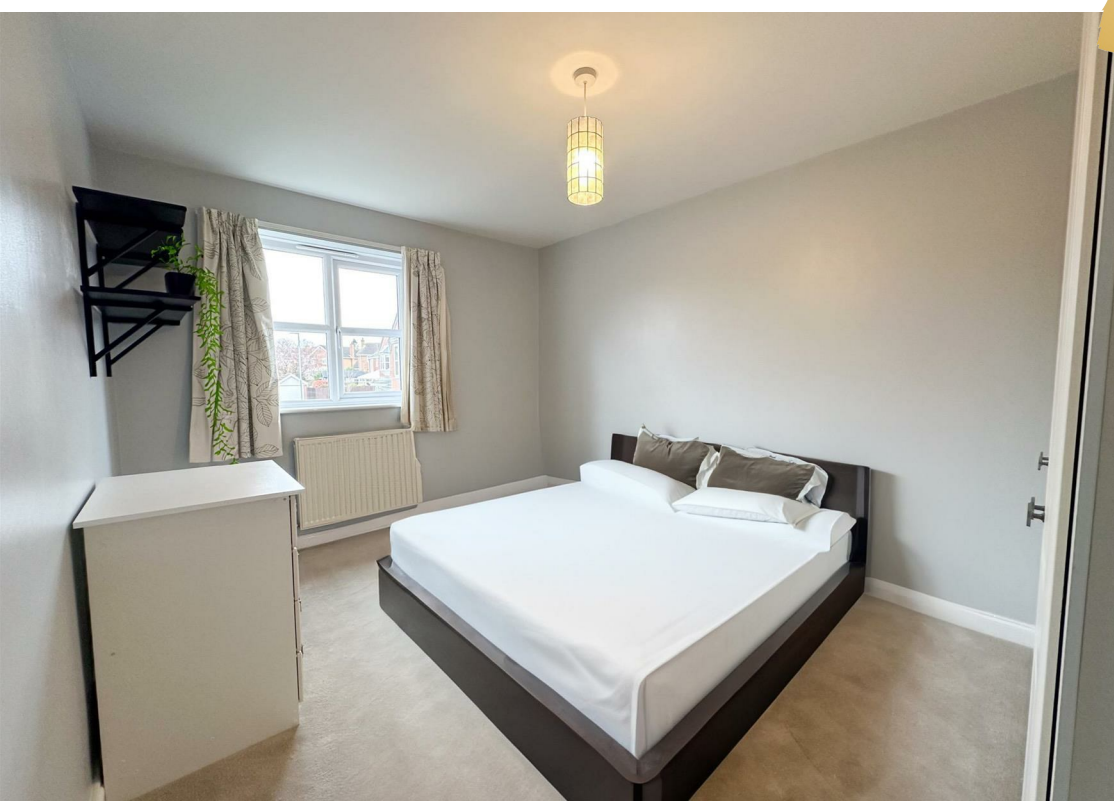




access to the study/playroom and the rear garden.

The study/playroom offers versatile use and features laminate flooring and two UPVC double glazed windows to the rear. The conservatory boasts a brick base, UPVC double glazing, laminate flooring, and French doors opening to the patio and garden.

Upstairs, the landing provides access to all bedrooms. The main bedroom features built-in wardrobes and an ensuite shower room. Bedrooms two and three offer built-in wardrobes, while bedroom four enjoys a UPVC double glazed window to the front. The family bathroom is fitted with a three-piece suite and partially tiled walls.





Outside, the front of the property features a block-paved driveway and a shaped front lawn. The rear garden offers a patio seating area and a private aspect, fenced and hedged to boundaries, perfect for outdoor enjoyment. Viewing is highly recommended to appreciate this superb family home!



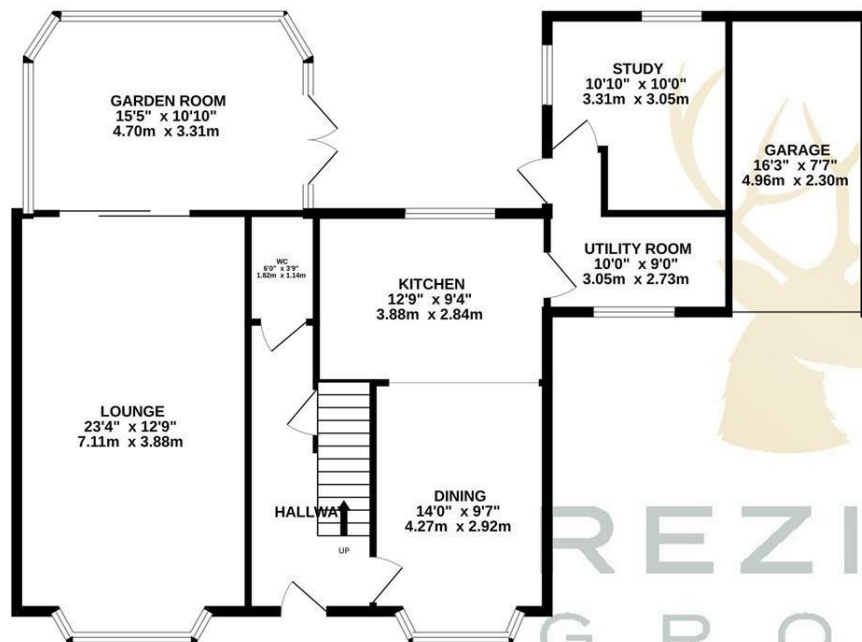


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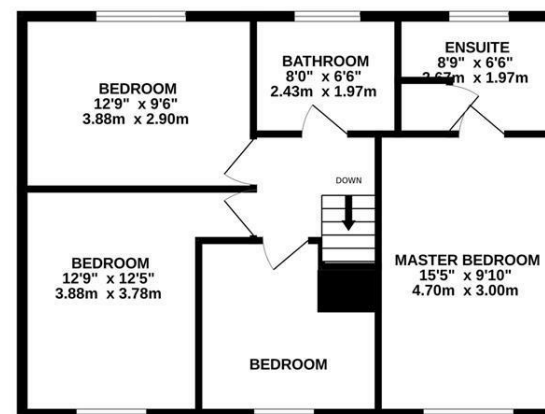


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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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