



1 Marshall Farm Close, Barkestone le Vale,  
Nottinghamshire, NG13 0HR

**No Chain £400,000**

Tel: 01949 836678

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PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



A beautifully presented detached modern family home tucked away in a small cul de sac setting shared with only a handful of other similar dwellings, all positioned within this highly regarded Vale of Belvoir village.

The property offers a versatile level of accommodation lying in excess of 2000 sq ft including an integral double garage and provides five bedrooms, the master with ensuite and separate main bathroom.

The ground floor is a light and airy space which is perfect for today's living with open plan reception areas linking through into a generous L shaped dining kitchen and useful conservatory at the rear.

The property has been tastefully modernised with upgraded bathrooms, decoration and floor coverings throughout with glazed tiled floor to the majority of the ground floor, refitted kitchen, replacement double glazed units to the windows and attractive oak and glass contemporary staircase.

The property occupies a pleasant plot with open plan frontage which is partly lawned with block set driveway which leads to an integral double garage with utility area and wc.

The rear garden is mainly laid to lawn with paved terrace, enclosed by timber fencing and offering a relatively good degree of privacy.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

Barkestone Le Vale lies in the Vale of Belvoir and has there is a well regarded primary school in the adjacent village of Redmile with further schools in Bottesford together with shops, doctors surgeries, public houses and restaurants. The village has Fast Fibre Broadband and is conveniently placed for travelling on the A52 and A46 with road links to A1 and M1. The market towns of Melton Mowbray, Grantham and Bingham provide further amenities and from Grantham there is a high speed train to King's Cross in just over an hour.

A GRP WOODGRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### ENTRANCE HALL



Having attractive oak and glass staircase rising to the first floor with useful alcove beneath, contemporary column radiator, coved ceiling, deep oak skirting, glazed tiled floor and opening out into a spacious:



### SITTING ROOM

25'6 x 19'8 (7.77m x 5.99m)



A fantastic well proportioned room which links through into the kitchen as well as the conservatory at the rear which combined creates a superb everyday living and entertaining space, benefitting from a dual aspect with double glazed window to the front and bi-fold doors leading into the conservatory. The focal point of the room is an exposed brick chimney breast with flagged hearth, oak mantle and solid fuel stove, solid oak skirting, coved ceiling, glazed tiled floor and attractive column radiators.



## DINING KITCHEN

17'9 x 15'7 max (5.41m x 4.75m max)



Having been modernised with a range of wall, base and drawer units, two runs of square edge granite effect laminate preparation surfaces, inset stainless steel one and a third bowl sink and drainer unit, tiled splashbacks, integrated dishwasher, space for free standing gas or electric range with Rangemaster chimney hood over, space for free standing fridge freezer, two column radiators, continuation of the glazed tiled floor, deep skirting, inset downlighters to the ceiling, two UPVC double glazed windows to the rear, exterior door at the side and courtesy door leading into the garage.



From the sitting room a run of bi-fold doors lead through into:

## CONSERVATORY

11'9 x 10'10 (3.58m x 3.30m)



A useful addition to the property providing a further versatile reception area overlooking the rear garden, having pitched polycarbonate roof, continuation of the glazed tiled floor, electric heater, UPVC double glazed windows and single French door leading out onto the rear terrace.

FROM THE ENTRANCE HALL AN OAK AND GLASS STAIRCASE RISES TO THE FIRST FLOOR:

## GALLERIED LANDING



Having oak flooring, column radiator, built in airing cupboard housing the pressurised hot water system, UPVC double glazed window to the front and oak doors to:

## BEDROOM 1

12'6 x 12'5 (3.81m x 3.78m)



A well proportioned double bedroom having aspect to the front, central heating radiator, exposed pine floorboards, UPVC double glazed window, alcove ideal for free standing furniture, obscure glazed oak door to:



### ENSUITE SHOWER ROOM

9'0 x 6'0 max (2.74m x 1.83m max)



Having been modernised with a double width shower enclosure with glass screen and chrome wall mounted shower mixer, close coupled wc, pedestal wash basin, contemporary towel radiator, timber effect tiled floor, polished tiled walls, inset downlighters to the ceiling and UPVC double glazed window to the side.

### BEDROOM 2

19'4 x 7'6 (5.89m x 2.29m)



Having initial entrance corridor (6'0 x 2'10) leading into the bedroom with aspect to the rear, oak flooring, central heating radiator, access to loft space, double glazed skylight.

### BEDROOM 3

11'1 x 9'11 (3.38m x 3.02m)



Having pleasant aspect into the rear garden, built in wardrobes, exposed pine floorboards, central heating radiator and UPVC double glazed window.

### BEDROOM 4

9'1 x 8'4 max (2.77m x 2.54m max)



An L shaped room currently utilised as a home office and having pleasant aspect into the rear garden, exposed pine floorboards, central heating radiator and UPVC double glazed window.

### BEDROOM 5

12'6 x 8'6 max into w'robes (3.81m x 2.59m max into w'robes)



Currently utilised as a dressing room and having a range of full height wardrobes, exposed pine floorboards, central heating radiator, walk-in UPVC double glazed dormer window to the front.



## BATHROOM

8'5 x 6'9 (2.57m x 2.06m)



Having a modernised suite comprising tile panelled bath with chrome mixer tap and wall mounted shower mixer with glass screen. close coupled wc, pedestal wash basin, central heating radiator, UPVC double glazed window to the rear.

## EXTERIOR

The property occupies a pleasant position tucked away in the corner of this small cul de sac setting, set back behind an open plan frontage which is partly laid to lawn with double width block set driveway which leads to the integral:

## DOUBLE GARAGE

16'1 max x 16'4 max (4.90m max x 4.98m max)



Having electric double width sectional up and over door, power and light. Within the garage there is also a:

## CLOAKROOM

4'5 x 3'4 (1.35m x 1.02m)

Having close coupled wc, wall mounted wash basin, wall mounted electric heater and extractor.

## UTILITY AREA

Adjacent to the cloakroom is an alcove creating a utility area with plumbing for washing machine and wall mounted gas boiler above.

## REAR GARDEN



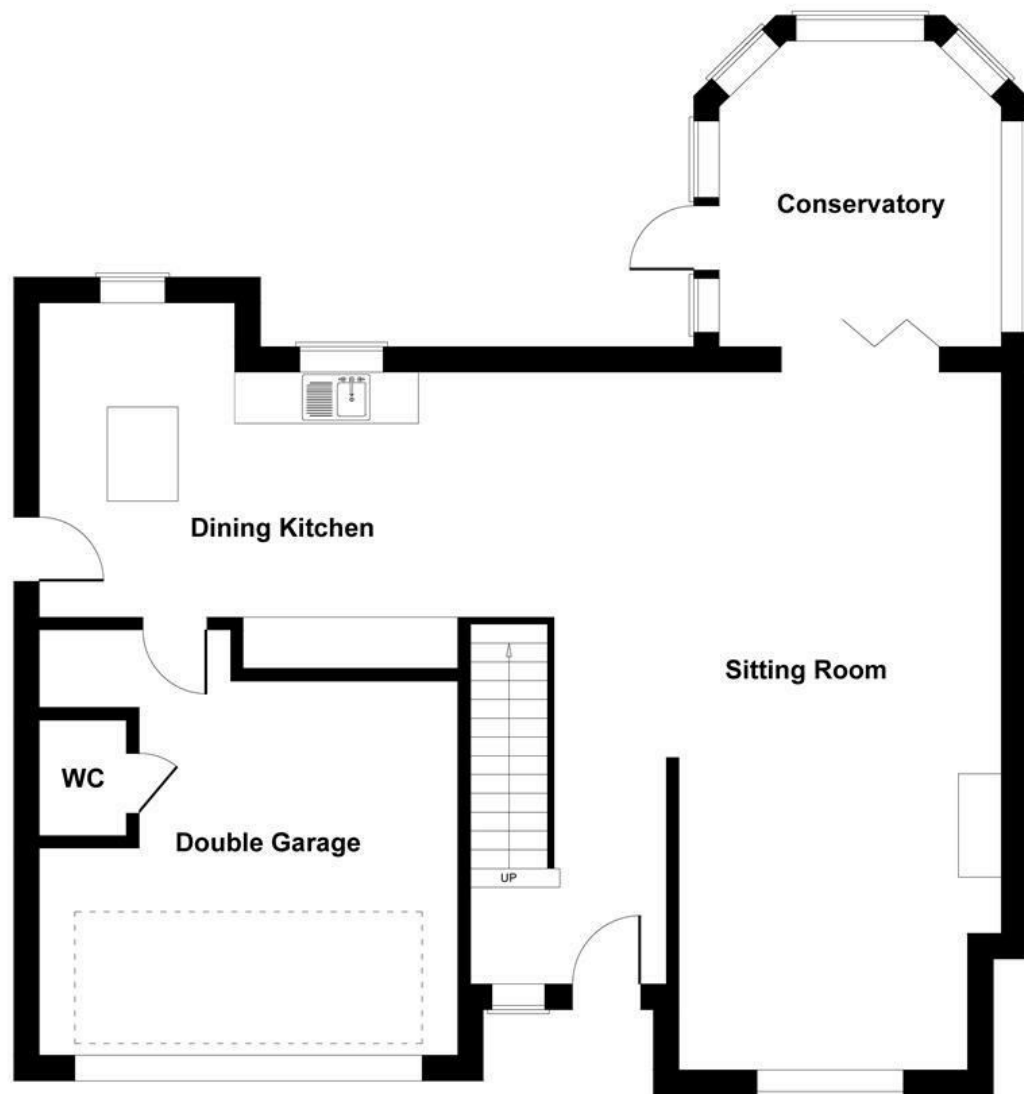
The rear garden is enclosed to all sides with timber fencing, having initial paved terrace leading up onto a sleeper edged lawn with courtesy gate at the side returning to the front of the property.



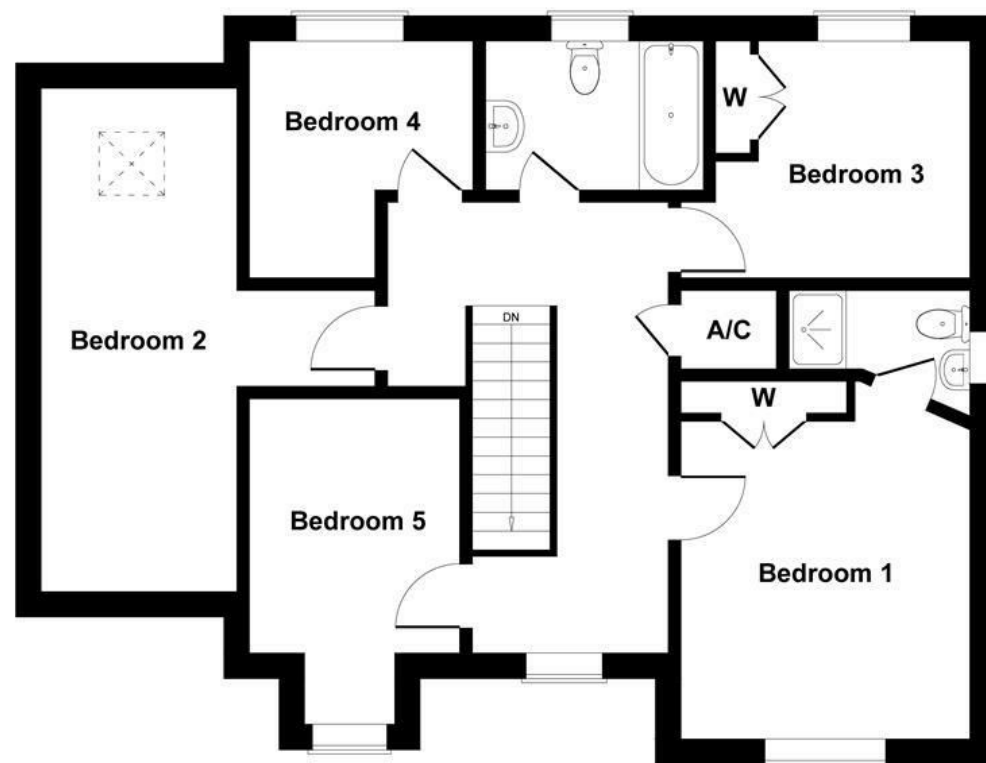
## COUNCIL TAX BAND

Melton Borough Council - Tax Band F.





**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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**RICS**



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