



**4 The Old Lane, Barkestone le Vale,  
Nottinghamshire, NG13 0HD**

**£345,000**  
Tel: 01949 836678

 **RICHARD  
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PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this immaculately presented fully modernised contemporary home tucked away in a quiet backwater with a southerly rear aspect over looking paddocks, all in this highly regarded Vale of Belvoir village.

Originally constructed in the 1990s, the property forms one of only four individual dwellings located within a small cul-de-sac and has undergone a significant programme of tasteful refurbishment, benefitting from refitted kitchen and bathrooms, and contemporary fixtures and fittings throughout.

The property offers a deceptive level of accommodation, including two reception areas, with main sitting room offering windows to three elevations including patio doors leading out onto the rear garden which affords a delightful aspect across adjacent fields. The second reception forms part of a large open-plan L-shaped living/dining kitchen fitted with a generous level of shaker style units with both breakfast, dining and seating areas. Again the living area part of the kitchen offers a delightful aspect as well as access out onto the rear garden. In addition there is a useful initial storm porch leading into a central hallway, with ground floor cloakroom off. To the first floor are three double bedrooms, the master benefitting from a dual aspect as well as ensuite facilities, and a separate contemporary family bathroom.

The property is neutrally decorated throughout and benefits from replacement UPVC woodgrain effect windows and gas central heating and would be perfect for a wide range of prospective purchasers including professional couples, young families and even those downsizing from larger dwellings looking for a well-presented home in a delightful setting.

As well as the internal accommodation on offer the property is located on an attractive plot with open-plan frontage partly lawned with the remainder providing a double width driveway which in turn leads to the integral garage. To the rear of the property is a pleasant enclosed garden, with substantial terrace providing a delightful seating area looking across the well-stocked garden and

fields beyond.

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:

#### **STORM PORCH**

4'0 x 3'0 (1.22m x 0.91m)

Having inset bristle mat to floor, inset downlighters to the ceiling, UPVC double glazed side lights and glazed door leading through into:

#### **ENTRANCE HALL**

8'3 x 9'3 (2.51m x 2.82m)



Having spindle balustrade turning staircase rising to the first floor with alcove beneath, central heating radiator, ceiling light point and door to:

#### **CLOAKROOM**

5'4 x 2'9 (1.63m x 0.84m)



Having close coupled wc, vanity unit with rectangular wash basin with chrome mixer tap, slate tiled floor, fully tiled walls, inset downlighters to the ceiling, chrome contemporary towel radiator, UPVC double glazed window to the front.

#### **SITTING ROOM**

19'2 x 11'10 (5.84m x 3.61m)



A well-proportioned light and airy reception benefitting from windows to three elevations as well as sliding patio door leading out onto the rear garden. The focal point of room is an attractive contemporary fireplace with stone

effect composite fire surround and mantle, stone hearth and back and inset multi-fuel stove, central heating radiator, UPVC double glazed window to the front and side.

### LIVING DINING KITCHEN



Split into two areas with initial:

### UTILITY AREA

11'0 x 9'2 (3.35m x 2.79m)

Comprising food preparation area with breakfast bar, alcove designed to accommodate under-counter fridge and freezer, built-in base units, granite effect work surfaces, ceiling light point, UPVC double glazed window overlooking the rear garden and open aspect beyond. This area opens out into the:

### KITCHEN AREA



Fitted with a generous range of shaker style cream fronted units, two runs of granite effect laminate work surfaces, inset twin rectangular bowl stainless steel sinks with chrome mixer tap, range cooker with stainless steel and glass chimney hood, under counter fridge, freezer and washing machine, inset downlighters to the ceiling, tiled floor, courtesy door giving access into the rear of the garage and being open plan to:

### LIVING DINING AREA

24'5 max x 8'0 max (7.44m max x 2.44m max)



Affording pleasant aspect out into the rear garden, having slate tiled floor, inset downlighters to the ceiling, central heating radiator, UPVC double glazed windows to the side and rear, UPVC double glazed French doors leading out onto the rear terrace.

RETURNING TO THE ENTRANCE HALL, A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE:

### FIRST FLOOR LANDING

Having built-in airing cupboard providing a generous level of storage, ceiling light point, access to loft space above and doors to:

### BEDROOM 1

14'0 x 11'0 max (4.27m x 3.35m max)



A well-proportioned light and airy double bedroom benefitting from dual aspect with views down the garden and across paddocks. Having ceiling light point, central heating radiator, UPVC double glazed windows to the front and side and door to:

### ENSUITE SHOWER ROOM

6'3 x 5'0 (1.91m x 1.52m)

Having quadrant shower enclosure with curved screen and wall-mounted power shower, built-in vanity unit providing a useful level of storage with low flush wc with concealed cistern and inset wash basin with chrome mixer tap, chrome contemporary towel radiator, fully tiled walls, extractor to the ceiling and central light point, UPVC double glazed dormer window.

### BEDROOM 2

17'6 x 8'1 (5.33m x 2.46m)



A well-proportioned double bedroom having wood effect laminate flooring, part-pitched ceiling, central heating radiator, UPVC double glazed window to the front.

### BEDROOM 3

12'5 x 8'0 max (3.78m x 2.44m max)



A further double bedroom having a delightful aspect to the rear, central heating radiator, ceiling light point, UPVC double glazed window.

### BATHROOM

8'10 x 6'1 (2.69m x 1.85m)



Having shower bath with curved glass screen, chrome mixer tap with integrated shower handset and additional wall-mounted Mira electric shower over, built-in vanity unit with oak door fronts, low flush wc with concealed cistern inset wash basin with chrome swan neck mixer tap, chrome contemporary towel radiator, porcelain tiled walls, ceiling light point and extractor, UPVC double glazed dormer window.

### EXTERIOR

The property occupies a delightful setting tucked away towards the end of the small close, shared with only a handful of other dwellings. The property is set back behind an open plan frontage which is partly lawned, having double width stone chipping driveway providing off road car standing which in turn leads to the:

### GARAGE

17'3 x 8'2 (5.26m x 2.49m)

Having steel double doors with woodgrain effect exterior finish, power and light, wall-mounted electrical consumer unit, gas central heating boiler, courtesy door to the rear.

## REAR GARDEN



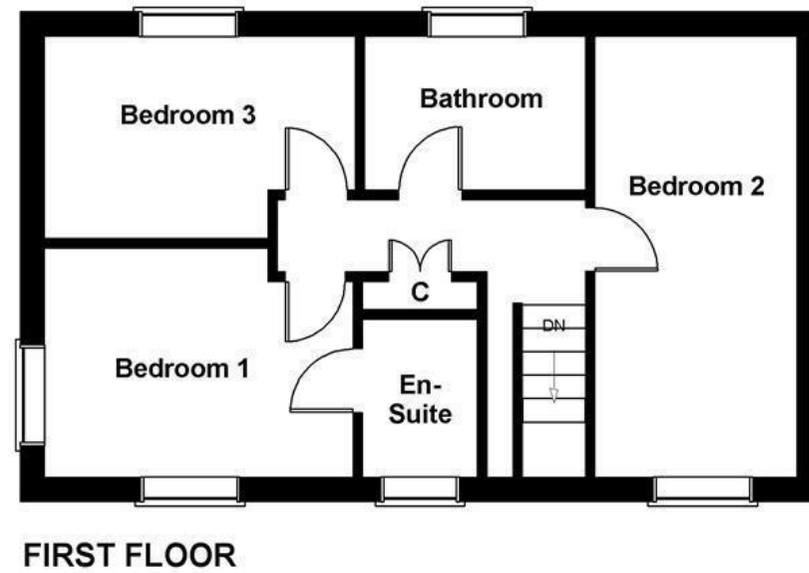
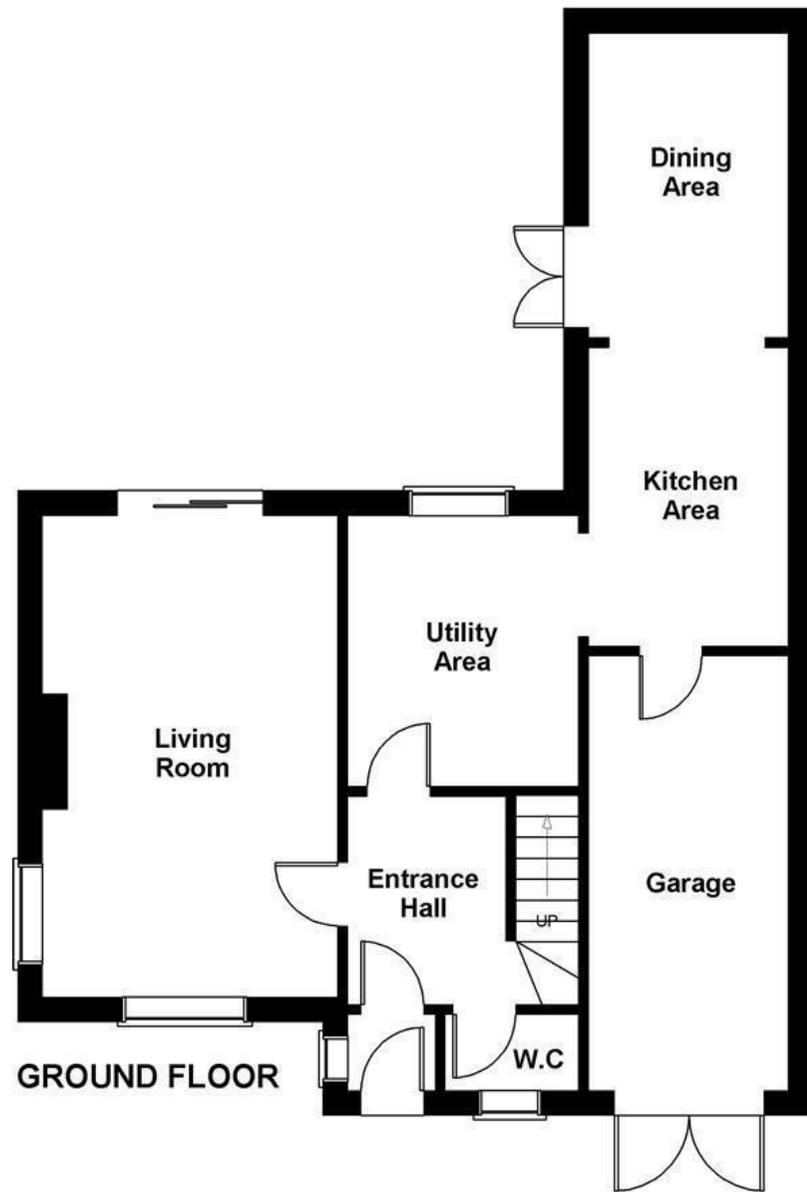
The rear garden is an attractive feature of the property, benefitting from a southerly aspect and affording delightful open views across adjacent paddocks. The garden has been landscaped with an initial paved terrace accessed off both the sitting and dining rooms creating an excellent outdoor entertaining space, with large central lawn and perimeter gravelled pathway, wood edged borders well stocked with established trees and shrubs, a further gravelled seating area at the foot and useful timber storage shed.



## COUNCIL TAX BAND

Melton Borough Council - Tax Band E.





**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.

Produced by Potterplans Ltd.



| 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      | 83        |
| 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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