



15d Baggrave End, Barsby, Leicester LE7 4RB

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MOORE
& YORK



Property at a glance:

- Individually Designed Cottage style home
- Re fitted Bathroom & Kitchen
- Newly Redecorated & New Floor Coverings
- Three Double Bedrooms
- Converted Garage Ideal For Various Usages (STP)
- Highly Sought After Village Location
- Viewing Essential

£495,000 Freehold



Nestled in the heart of this highly sought after Leicestershire village we are pleased to offer for sale this totally refurbished individually designed three double bedded cottage style detached home with a detached feature garage conversion to front ideally suited for further living accommodation, Airbnb, granny/teenager annexe, studio, home gym and small business subject to normal planning consents. The property has undergone an extensive range of improvements by the present owners to include a luxury fitted kitchen with integrated appliances and central island, newly fitted shower room with natural rainwater shower ,re-decoration and new flooring covers throughout and newly fitted kitchen and shower room to the converted garage. Rarely do properties of this style, calibre and location become available for sale and an internal viewing is essential.

DETAILED ACCOMMODATION

Bi-fold sealed double glazed doors leading to;

RECEPTION/SITTING ROOM

10' 6" x 10' 4" (3.20m x 3.15m) 10' 6" x 10' 4" (3.20m x 3.15m) Feature wood cladding to wall. UPVC sealed double glazed windows and door to side aspect.

SPACIOUS ENTRANCE HALL

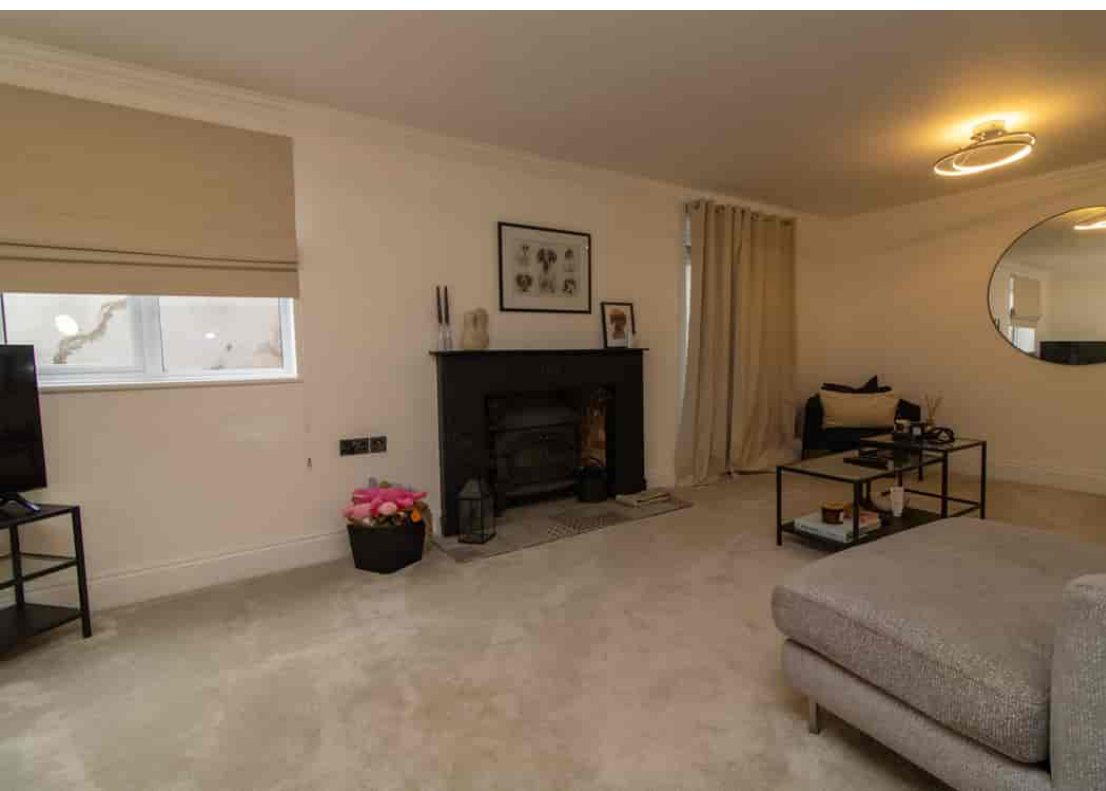
Large Italian tiled flooring, stairwell leading to first floor accommodation, glazed double doors leading to lounge, open plan aspect to kitchen/dining room.

CLOAKROOM/WC

Plumbing for low level WC and wash hand basin (please note the suite has not been installed)

LOUNGE

21' 7" x 12' 3" (6.58m x 3.73m) Feature solid fuel burner set in exposed brick recess set in original tiled, cast iron and hardwood fire surround, TV point, radiator, UPVC sealed double glazed window, and French doors to side aspect.





KITCHEN/DINING ROOM

21' 7" x 13' 2" (6.58m x 4.01m) Refitted in an extensive range of cottage style soft close units comprising double Belfast sink with mixer tap over, matching range of base units with Butcher block work surfaces over with matching up turn, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and integrated dishwasher, feature matching central island incorporating breakfast bar with Butcher block surface with inset four piece ceramic induction hob and pop up Downdraft extractor fan, UPVC sealed double glazed window, UPVC sealed double glazed door to side aspect

FIRST FLOOR GALLERY LANDING

Utility cupboard with plumbing for washing machine, boiler cupboard, access via pull down ladder to partly boarded loft space with power and light, Velux window providing natural light.

BEDROOM 1

13' 1" x 11' 5" (3.99m x 3.48m) Radiator, UPVC sealed double glazed window, built in wardrobes.

EN-SUITE DRESSING ROOM

6' 2" x 5' 8" (1.88m x 1.73m) (Previously used as en-suite with plumbing still available) UPVC sealed double glazed window, radiator.

BEDROOM 2

12' 4" x 10' 8" (3.76m x 3.25m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

12' 4" x 10' 7" (3.76m x 3.23m) Radiator, UPVC sealed double glazed window.

SHOWER ROOM

8' 7" x 7' 0" (2.62m x 2.13m) Luxury newly installed three piece suite comprising walk in tiled natural rain water shower unit, his and hers vanity sink unit and low level WC, Velux window, heated vertical towel rail, Italian tiled flooring,

OUTSIDE

Graveled garden to both sides with block paved fully enclosed seating area to front ideal for entertainment accessed via private double gates. tarmac driveway providing ample parking leading to;

CONVERTED GARAGE

ENTRANCE HALL

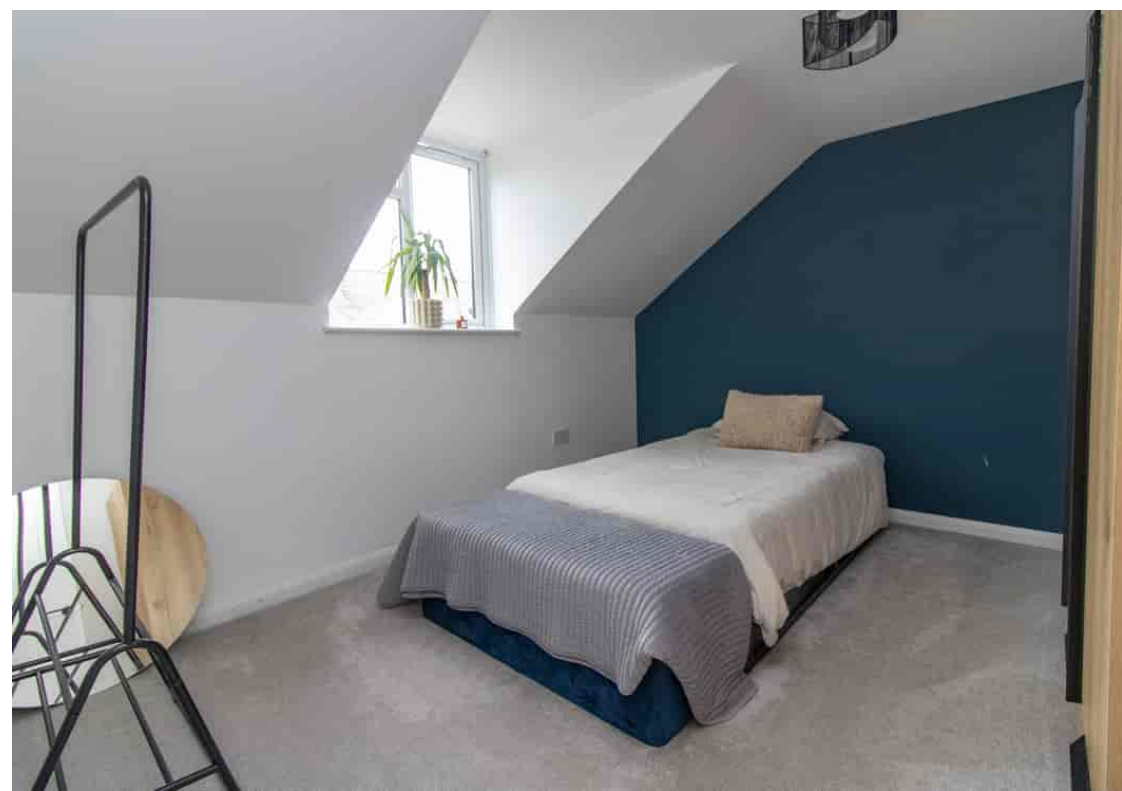
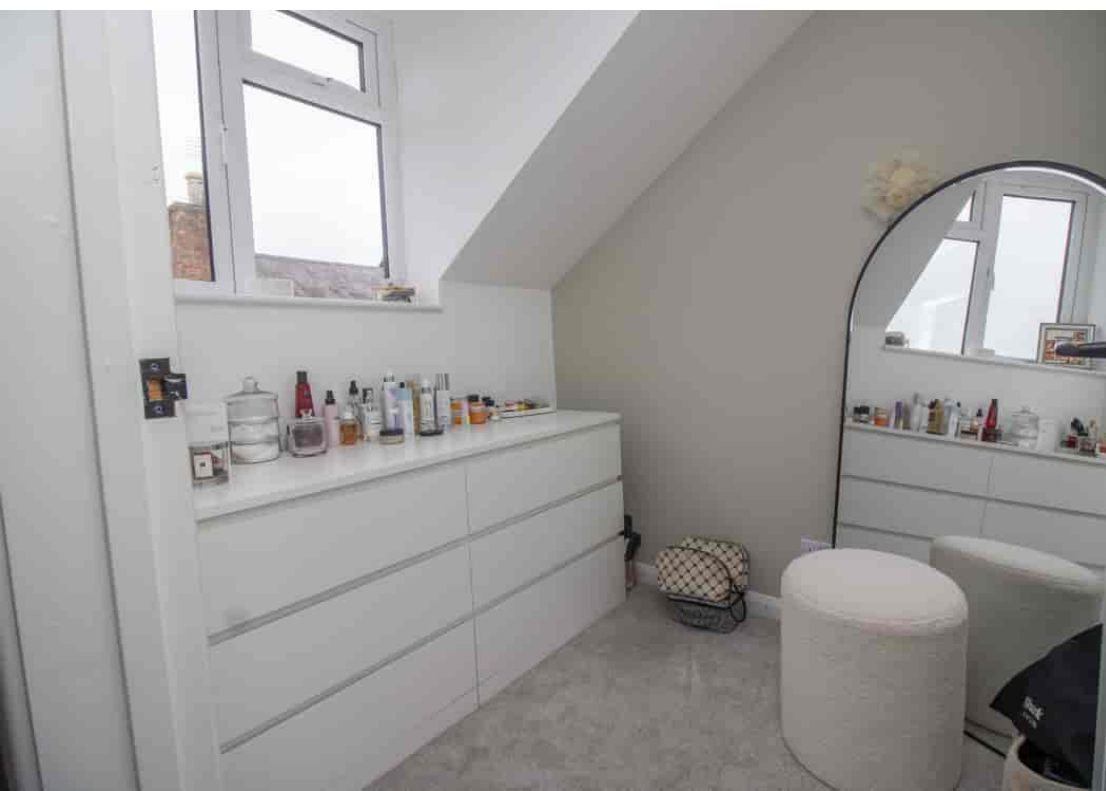
Radiator, hardwood and glazed door leading to;

OPEN/PLAN LOUNGE/KITCHEN

21' 9" x 15' 6" (6.63m x 4.72m) Stairs leading to first accommodation, under stairs recesses, TV point, wood panelled flooring, nicely fitted kitchen area comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, UPVC sealed double glazed window, radiator, wall mounted gas boiler.









FIRST FLOOR

BEDROOM

15' 10" x 14' 7" (4.83m x 4.45m) Radiator, UPVC sealed double glazed window.

SHOWER ROOM

8' 2" x 7' 8" (2.49m x 2.34m) Newly fitted three piece suite comprising walk in tiled shower cubicle with display shelf, vanity sink unit and low level WC,, Velux window, heated towel rail.

SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.



MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

COUNCIL TAX BAND

Melton E

TENURE

Freehold

EPC RATING

TBC

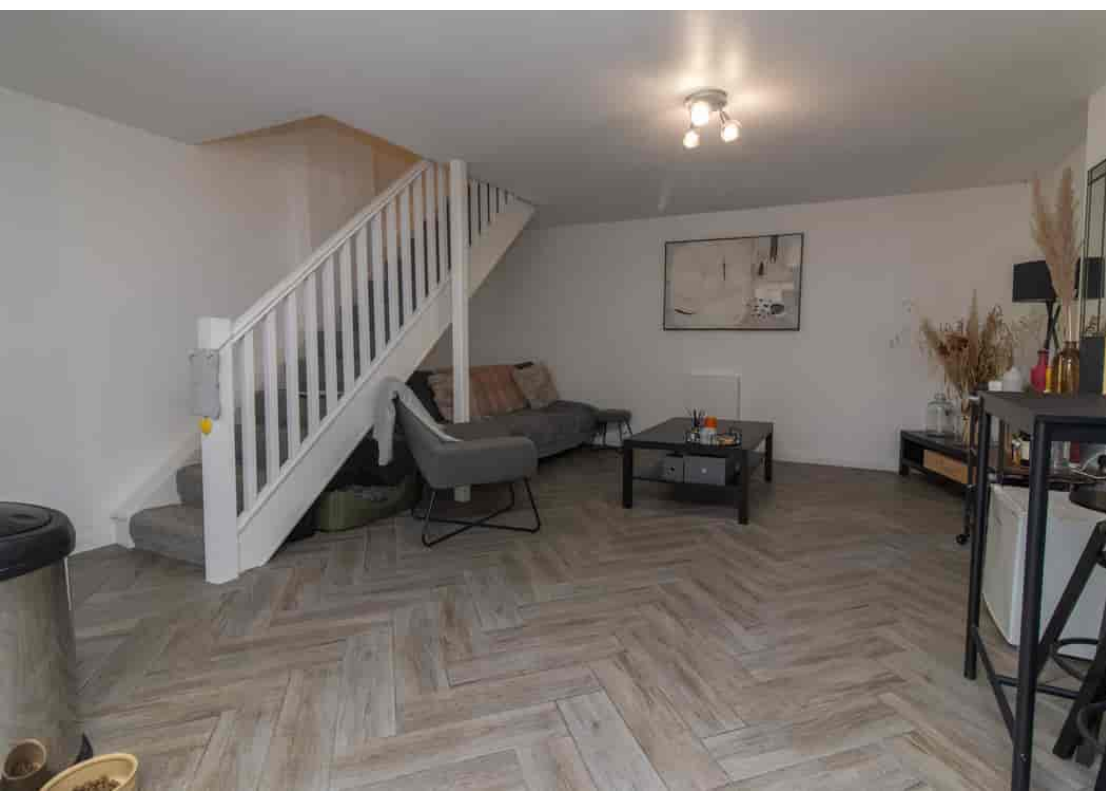


FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

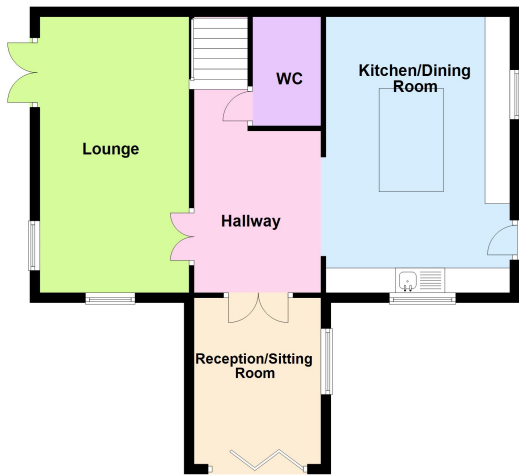
IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

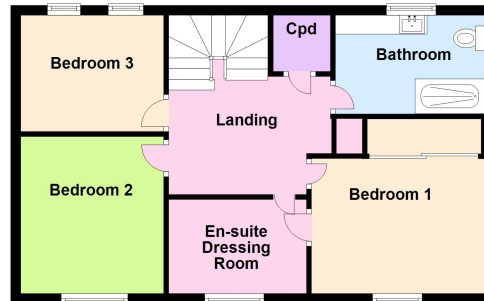




Ground Floor

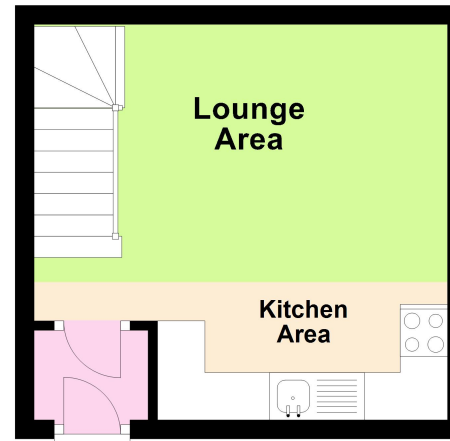


First Floor



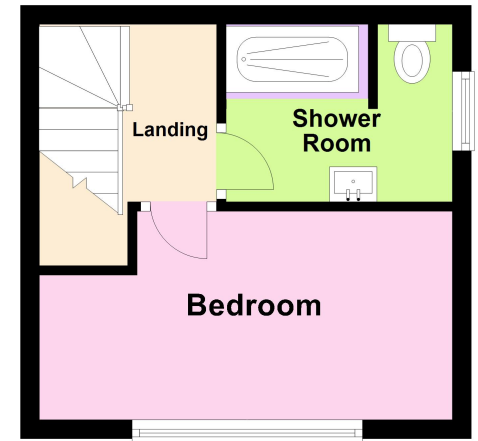
Garage Conversion

Approx. 18.2 sq. metres (196.3 sq. feet)



First Floor

Approx. 18.2 sq. metres (196.1 sq. feet)



Total area: approx. 36.5 sq. metres (392.5 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

