



38 Brooklands Farmhouse, Main Street, Barkby, Leicester LE73QG

MOORE
& YORK



Property at a glance:

- Beautiful Character Home
- Sought After Village Location
- Stunning Open Views
- Five Double Bedrooms
- Three Story Accommodation
- No Upward Chain
- Gas Central Heating & D\G
- Parking & Double Garage
- Three Reception Rooms
- Four Piece Luxury Bathroom

Asking Price £650,000 Freehold



A substantial character Farmhouse situated in the heart of this sought after Charnwood village with stunning open views to front aspect. This lovely home retains many character features to include cottage style doors, exposed beams, original fireplaces and stripped and varnished wooden flooring and the spacious well planned accommodation briefly comprises to the ground floor entrance hall, sitting room, lounge, dining room, kitchen/breakfast room, inner hallway, utility room and shower room, to the first floor three bedrooms and four piece bathroom and to the second floor two further bedrooms. The property stands with gardens to front,side and rear with private side driveway leading to double garage. Rarely do properties of this size and style become available and we highly

DETAILED ACCOMMODATION

ENTRANCE HALL

stairs leading to first floor accommodation, covered radiator, tiled floor

SITTING ROOM

12' 4" x 12' 4" (3.76m x 3.76m) Radiator, UPVC sealed double glazed window with open views, solid fuel burner set in exposed brick fire recess, stripped and varnished wood panelled flooring

LOUNGE

18' 10" x 13' 11" (5.74m x 4.24m) Feature solid fuel fire set in chimney breast recess with exposed brickwork surround and beam mantle, exposed beams, UPVC sealed double glazed window and french doors leading to side patio sitting area

DINING ROOM

12' 3" x 12' 4" (3.73m x 3.76m) Solid fuel burner set in exposed brickwork with beam mantle, stripped and varnished wood panelled flooring, UPVC sealed double glazed window with open views





KITCHEN/BREAKFAST ROOM

14' 6" x 13' 4" (4.42m x 4.06m) Belfast sink with cupboard under, matching range of base units with butcher block worktops over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob, built in larder cupboard, UPVC sealed double glazed window with open views, tiled splash backs, tiled floor covered radiator

OUTER HALLWAY

Tiled floor, Victorian style radiator, door to rear aspect, private door to double garage (18'6 x 16'6) ,housing central heating boiler, with electrically operated up and over doo

UTILITY ROOM

7' 10" x 6' 4" (2.39m x 1.93m) Belfast sink, butcher block work surfaces with utility space under with plumbing for automatic washing machine

SHOWER ROOM

Three piece suite comprising tiled shower cubicle pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window.

FIRST FLOOR LANDING

UPVC sealed double glazed window with open views, radiator, stairs leading to second floor accommodation.

BEDROOM 1

14' 0" x 13' 0" (4.27m x 3.96m) Exposed brickwork and beam, stripped and varnished wood panelled flooring, UPVC sealed double glazed window, Victorian style radiator.

BEDROOM 2

12' 5" x 12' 5" (3.78m x 3.78m) Double radiator, UPVC sealed double glazed window with open views, cast iron fire surround, vanity sink unit.

BEDROOM 3

Double radiator, UPVC sealed double glazed window with open views, cast iron fi

BATHROOM

10' 9" x 5' 7" (3.28m x 1.70m) Four piece suite comprising tiled shower cubicle, free standing claw foot bath with shower attachment over, vanity sink unit and low level WC, Victorian style radiator, tiled floor, tiled splash back, UPVC sealed double glazed window.

SECOND FLOOR LANDING

Exposed beams, eaves cupboard









BEDROOM 4

12' 6" x 12' 2" (3.81m x 3.71m) Vaulted ceiling with exposed beams, radiator, UPVC sealed double glazed window.

BEDROOM 5

112' 6" x 12' 2" (3.81m x 3.71m) Vaulted ceilings with exposed beams, radiator, UPVC sealed double glazed window.

OUTSIDE

Lawn a flagstone patio garden to front with walled frontage, further patio sitting areas to side. Private driveway to side leading to parking and double garage, housing central heating boiler, with electrically operated roller doo

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed.

VIEWING

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





Brooklands
Farmhouse

3003







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.

TENURE

Freehold

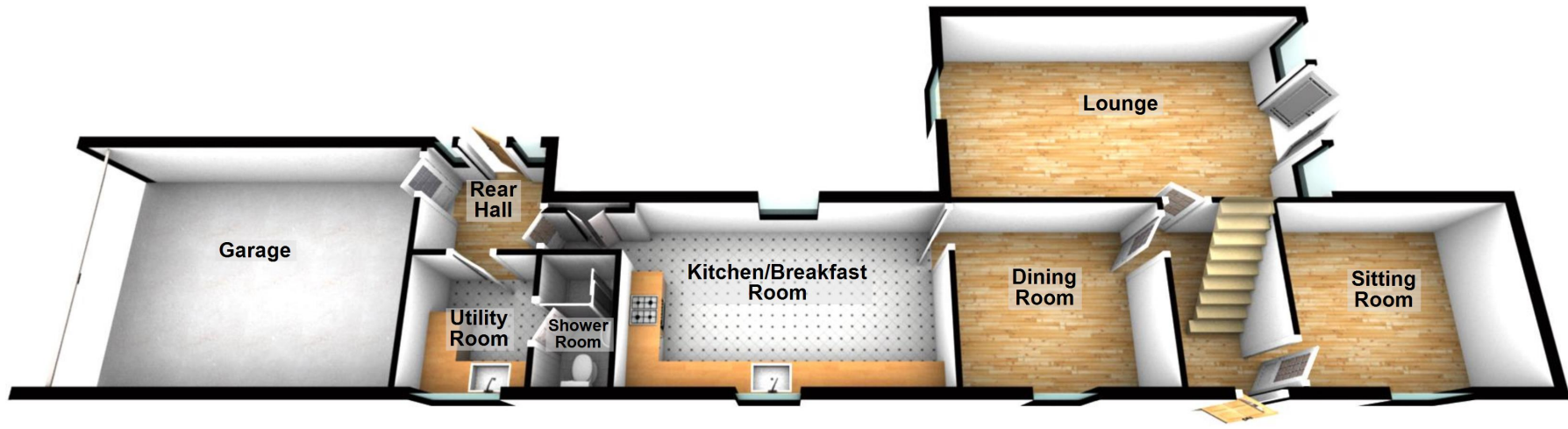
COUNCIL TAX BAND

Charnwood G

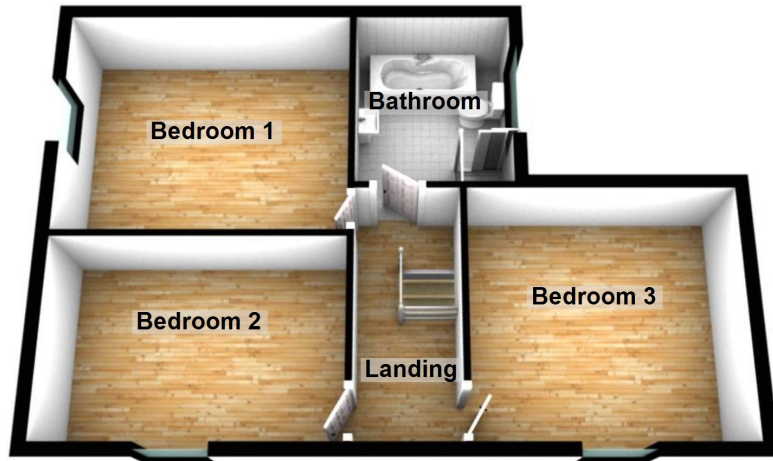
FLOOR PLANS

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.

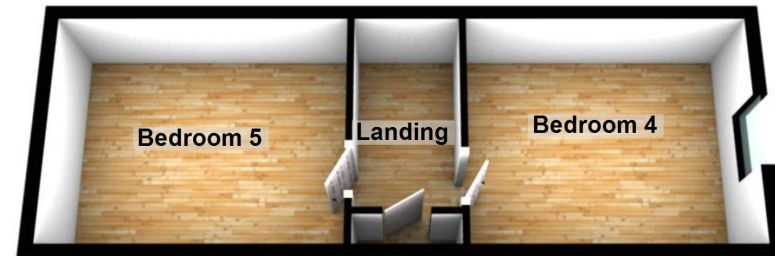
Ground Floor



First Floor



Second Floor



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

