



10 BARNSDALE CLOSE GREAT EASTON, MARKET HARBOROUGH, LE16 8SQ

10 BARNSDALE CLOSE

£399,950 Freehold

The idyllic village of Great Easton is home to this fantastic four bedroom detached property that offers an exciting amount of potential for renovation and modernisation. Barnsdale Close is a quiet residential area and this property is ideally situated to make the most of the open fields to the rear so that you can really immerse yourself in the countryside lifestyle right on your doorstep. Due to the fact that the garage is not integral, this property has a surprisingly large ground floor and there are many reception rooms to choose from and use as you wish. There are three double bedrooms to the first floor with a quirky split-level landing plus a further sizeable single bedroom. Each bedroom benefits from fitted storage in varying forms and with the large windows, natural light is not lacking in any. A real appeal of this property is the rear garden as the sheer size offers endless possibilities.





LOUNGE/DINING ROOM

19' 11" x 16' 09" (6.07m x 5.11m)

KITCHEN

15' 01" x 8' 04" (4.6m x 2.54m)

UTILITY ROOM

9' 01" x 6' 02" (2.77m x 1.88m)

STUDY/RECEPTION ROOM

16' 10" x 8' 10" (5.13m x 2.69m)

BEDROOM ONE

16' 05" x 11' 01" (5m x 3.38m)

BEDROOM TWO

15' 00" x 11' 01" (4.57m x 3.38m)

BEDROOM THREE

9' 09" x 8' 08" (2.97m x 2.64m)

BEDROOM FOUR

8' 09" x 8' 01" (2.67m x 2.46m)

BATHROOM

6' 07" x 5' 05" (2.01m x 1.65m)

GARAGE

30' 06" x 10' 03" (9.3m x 3.12m)

OUTSIDE

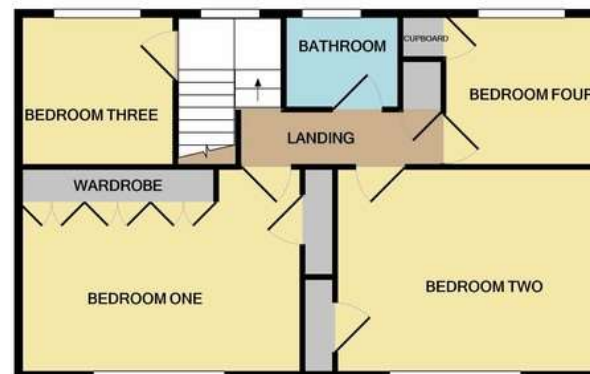
The property sits on an expansive plot with generous gardens to both the front and rear elevations. There is a hard-standing front driveway providing parking for several vehicles, access to the single garage, a lawned front garden with borders of mature shrubs and a selection of mature trees.

The rear garden is a delight and backs on to the open space to the rear and is therefore a peaceful and quiet place to enjoy the sunshine. You will discover a good size pond with water feature, an area of raised beds with stone steps leading up to it, a greenhouse, a timber shed and the best part of all is the two mature apple and pear trees to give you the feeling of your very own orchard! The rear garden has access to the garage and the coal shed also.





GROUND FLOOR



1ST FLOOR

TENURE

Freehold

SERVICES

Mains electricity and water connected.

Gas fired central heating.

LOCAL AUTHORITY

Harborough District Council

VIEWING

Strictly by appointment with the selling agents.

EPC- to be confirmed

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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