

## A Modern Estate Agent



### Offers over £240,000

Holders are excited to introduce River View to the market, a well proportioned three bedroom home with a sizable rear plot, this home could be EXTENDED to accommodate the needs of the buyers (subject to obtaining the necessary planning permissions). This property also includes off road parking for two cars, a downstairs w/c, and views of the river and beyond from the front. An internal viewing is highly recommended to truly appreciate the generous space and size this home has to offer.

## Summary

Upon entering the property into the hall this provides access onto the family lounge with a feature central focal point which has additional spotlight highlighting, window to front elevation access onto a useful under stairs storage cupboard and access onto the kitchen/diner. The kitchen diner is fitted with an array of base and eye level units space for a dining table and chairs, plumbing for washing machine and space for a fridge/freezer. Leading from this and completing the ground floor accommodation is a fitted w/c fitted with utility spacing. From this area is a rear access door onto the garden. The kitchen/dining room has potential to extend to the rear elevation to create a larger open plan kitchen/diner due to the size of the rear plot (subject to necessary planning consents).

Ascend onto the first floor and you will find three well proportioned bedrooms, with the master having views over the river and beyond. A contemporary family bathroom completes the first floor accommodation which is fitted with a three piece suite consisting of; bath with shower over, low flush w/c and pedestal wash hand basin.

To the external of the property is a well sized rear garden with a spacious patio area and the rest being mainly laid to lawn. At the rear there is also a newly constructed cabin, fully insulated and benefitting from lighting, power and electric radiator. To the front of the home is off road parking for two cars and a private front aspect.

**AN INTERNAL VIEWING COMES HIGHLY RECOMMENDED**

Dimensions:

Lounge: 4.39 x 3.91m  
Kitchen Diner: 5.18 x 2.26m  
Bedroom 1: 3.48 x 2.97m  
Bedroom 2: 3.25 x 2.67m  
Bedroom 3: 2.62 x 2.26m

Agent note - please be aware no. 7 has a right of way to access the side gate.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

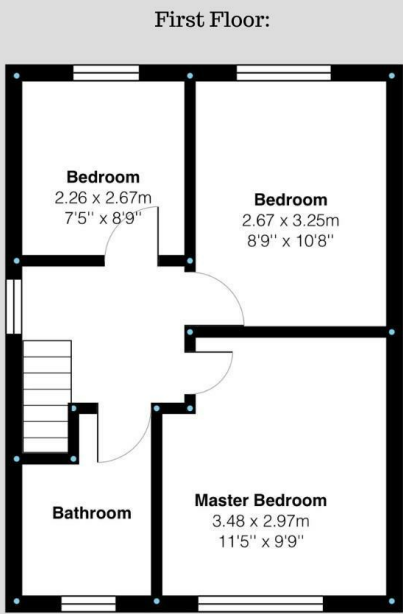
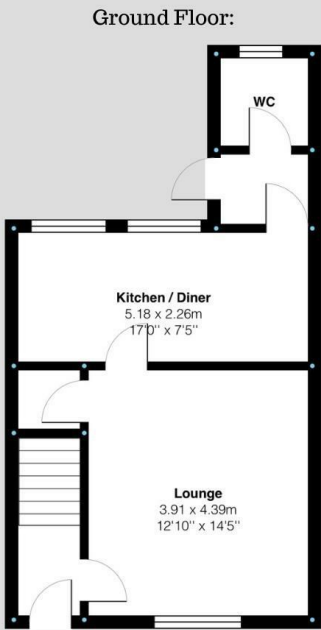
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](https://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

Floor Plan



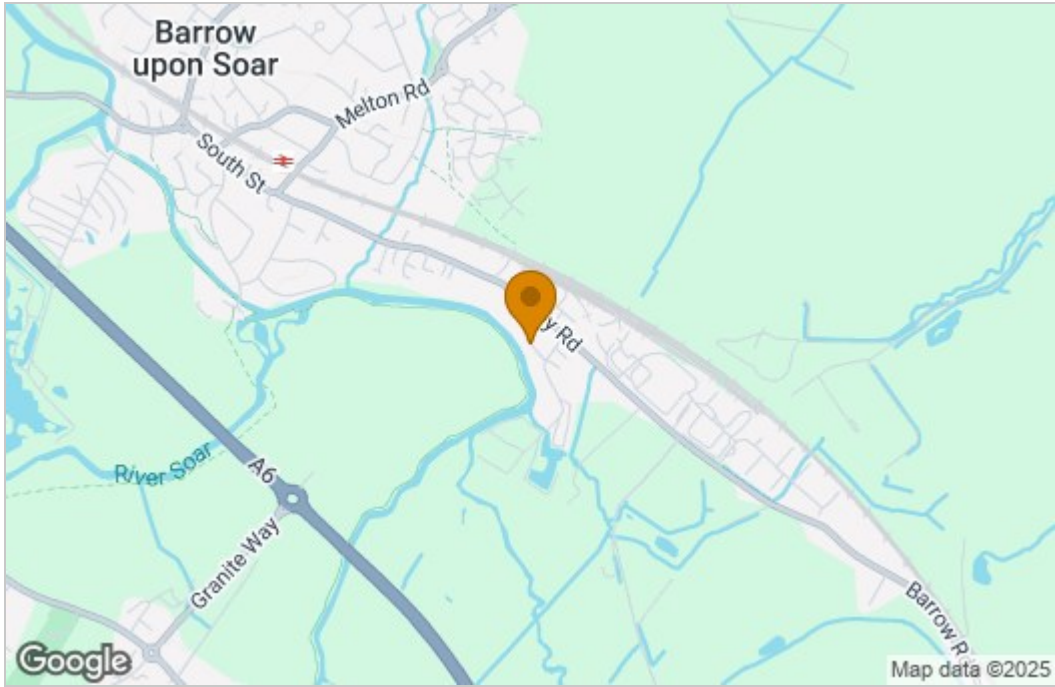
Riverview, Barrow Upon Soar  
Internal Square Footage: 764 sq.ft



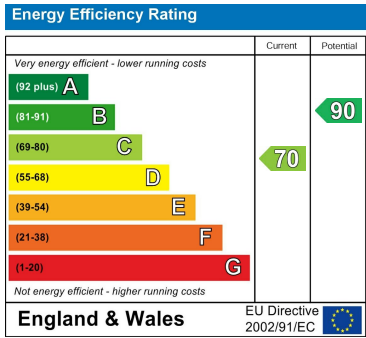
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.