



JERICO LANE, BARKESTONE

Asking Price Of £325,000

Two Bedrooms

Freehold



BARN CONVERSION

OFF ROAD PARKING

COURTYARD GARDEN

GOOD COMMUTER LINKS

ONE LEVEL LIVING 1300 SQ FT

TWO DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

VILLAGE HUB 'PUB'

COUNCIL TAX BAND D

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Set within the picturesque Vale of Belvoir, this charming single-storey barn conversion enjoys a tranquil position in the sought-after village of Barkestone Le Vale. The village itself offers a warm sense of community, centered around the friendly hub at The Chequers pub. Country walks are on the doorstep such as the Grantham canal walk, nearby Bottesford provides shops, medical practices, and a selection of pubs and restaurants, fine dining experiences are in abundance in the region. The market towns of Melton Mowbray, Grantham and Bingham offer a broader range of services, and for commuters, high-speed rail links from Grantham connect to London King's Cross in just over an hour.

The accommodation benefits from under floor heating throughout and original exposed beams giving plenty of character. Comprising; entrance hall, kitchen diner, lounge, inner hallway, a four piece family bathroom and two double bedrooms. There is off road parking and enclosed front courtyard with flower bed, planters and two seating areas.

ENTRANCE HALL Having a vaulted ceiling, rich oak flooring, complemented by matching skirting and architrave, built-in cupboard with sliding oak door fronts offers practical storage, multi-pane double doors invite natural light and access to the dining kitchen.

KITCHEN/DINER 14' 11" x 13' 3" (4.57m x 4.04m) This stylish kitchen boasts a generous range of contemporary wall, base and drawer units, topped with work surfaces and an inset stainless steel sink with drainer unit. Cooking is made effortless with the Neff induction hob, complemented by a concealed hood, Neff double fan-assisted oven, and a suite of integrated appliances including a fridge, freezer, and dishwasher. The Indesit washing machine sits conveniently within a three-quarter height larder unit, which also houses the Worcester Bosch gas central heating boiler. The space is finished with elegant oak flooring, a pitched ceiling, and ample room for a dining table, making it a warm and inviting setting for daily dining. Windows to the front, side and rear flood the room with natural light, further enhancing its bright and airy atmosphere.

LOUNGE 13' 0" x 12' 7" (3.97m x 3.86m) Having a window to the front aspect, vaulted ceiling, Jotul wood burner, continuation of the oak flooring, deep oak skirting and architrave. A further oak door leads through into the hallway.

BATHROOM 10' 5" x 11' 9" (3.18m x 3.59m) Indulge in the comfort of a Laufen large double-ended bath, complete with a chrome wall-mounted mixer tap and integrated shower handset. A separate walk-in wet area features a mosaic tiled enclosure, complemented by a flush-mounted shower mixer and overhead rose. The stone vanity area hosts a stylish rectangular wash basin, alongside a low flush WC. Limestone tiled flooring and splash backs add warmth and texture to the space, while the high vaulted ceiling with exposed oak timbers enhances the airy feel. Additional features include an electric towel radiator, two wall light points and an obscure-glazed window to the front aspect.

BEDROOM ONE 10' 6" x 14' 11" (3.22m x 4.56m) This nicely proportioned double bedroom exudes character, having a window to the front aspect, featuring a striking high-pitched ceiling adorned with an exposed king post truss and purlins. Elegant oak skirting and architraves, carpet flooring and ambient wall lighting complete the inviting space.

BEDROOM TWO 10' 5" x 14' 7" (3.2m x 4.46m) Another generously sized double bedroom having two windows to the front aspect, vaulted ceiling with exposed king post truss and purlins, rich oak skirting, carpet flooring and four wall light points create a soft, ambient glow.

FRONT ASPECT Tucked away near the heart of the village, this charming barn conversion enjoys a peaceful setting beside the historic village church. It occupies a manageable plot, with a south-easterly facing paved and gravel courtyard and garden. Benefiting from an outdoor tap, electrical socket and courtesy lighting. A graveled driveway provides off-road parking, with the remaining frontage dedicated to access.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		