

OFFERS OVER £300,000  
FLINT LANE, BARROW UPON SOAR,





PRICE GUIDE - £300,000 - £315,000. This three/four-bedroom modern semi-detached property is ideally designed for modern living. The property itself offers a wealth of flexible accommodation over three floors. The rooms are of generous proportions and are all presented in immaculate condition.





## FLEXIBLE ACCOMMODATION

### GROUND FLOOR

Enter through composite glazed front door into entrance hallway. The entrance hall has laminate effect timber flooring, radiator, two ceiling light pendants, doors communicating to downstairs accommodation, under stairs storage cupboard, cloakroom and stairs rising to first floor. The downstairs Jack & Jill bathroom has porcelain flooring, low level flush W.C, pedestal wash hand basin, shower cubicle and subway tiling to water sensitive areas. The downstairs bedroom is a double room with carpeted flooring, radiator, ceiling light pendant, fitted storage wardrobes and double-glazed window to front elevation. The downstairs reception room/ potential fourth bedroom has laminate flooring,











ceiling light fitment, radiator and French doors leading out onto the block paved patio area. This versatile space is currently in use as a home office. The utility is situated at the rear of the property and has a range of wall and base level storage units with laminate worksurfaces over, space and plumbing for washing machine and dryer and glazed door leading to rear. The boiler and electrical consumer unit are located in the utility room.

## FIRST FLOOR

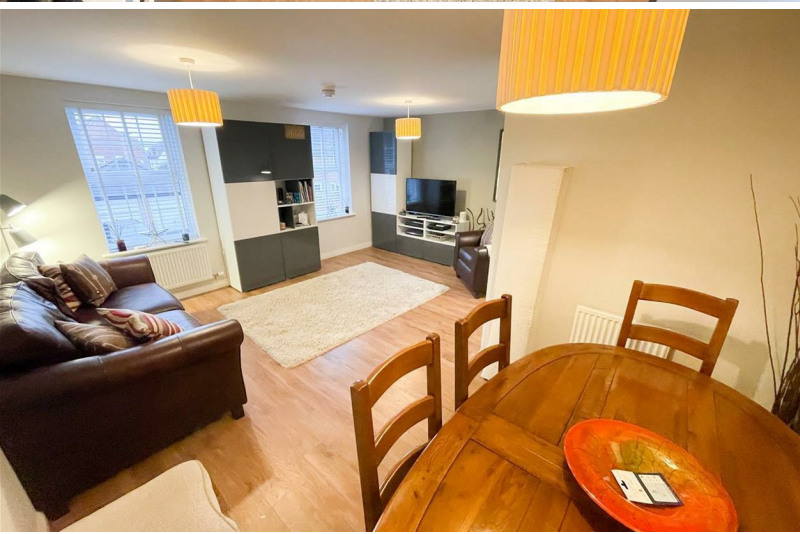
The first-floor landing has carpeted flooring, doors communicating to living room











and kitchen/ diner. A further staircase leads to the second floor. The kitchen/ dining room has porcelain tiled flooring throughout, a Juliet balcony allows plenty of natural light into this bright and airy room, there is a further double-glazed window to rear. The kitchen area has a range of wall and base level storage units with laminate work surfaces over, inset ceramic sink with draining unit, five ring burner gas hob, with extractor over, electric double oven, microwave oven and inset ceiling spotlights. The living room has timber effect laminate flooring, three ceiling light pendants, two double glazed windows to front elevation and radiators. The ideal place to entertain friends and family, having plenty of space for sofas as well as a formal dining area.

## SECOND FLOOR

There are two bedrooms on the second floor, the third bedroom is situated at the rear and is a double size room with carpeted flooring, ceiling light pendant, double glazed window to rear aspect, fitted









storage wardrobes and radiator. The family bathroom is also situated at the rear of the property with porcelain tiled flooring, fitted panel bath, low level flush W.C, pedestal wash hand basin, tiling to water sensitive areas and double-glazed window to rear aspect. The master bedroom is situated at the front of the property, the master bedroom has carpeted flooring, fitted storage wardrobes, two double glazed windows to front elevation, two radiators, ceiling light pendant and doors to ensuite. The ensuite has porcelain tiled flooring, low level flush W.C, pedestal wash hand basin, shower unit, radiator and tiling to water sensitive areas.

## SITUATION

The property is situated in the modern estate within Barrow Upon Soar. The property is set back from the road next to the footpath on flint lane. There is a green next to the house and a lovely established oak tree across the way. There is allocated parking at the rear of the property in front of the single garage. There is a timber gate at the rear leading into the landscaped garden. The garden is fully enclosed by a retaining timber fence. The garden has been thoughtfully landscaped by the current owners and has a block paved patio seating area, laid lawn, mature shrubs and trees to the left flank and along the rear. This is the ideal space for entertaining guests.



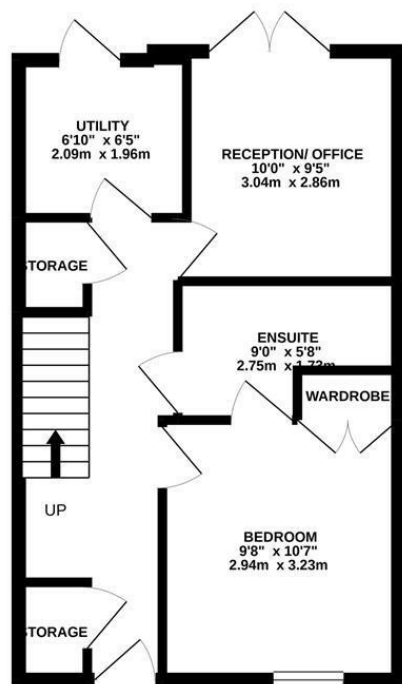




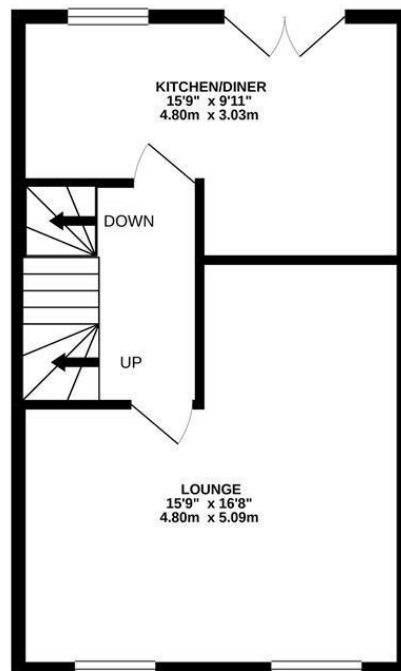
Barrow upon Soar is a much sought after village in North Leicestershire with many local amenities including a health centre, dentist, optician and a library. It also has a variety of shops, restaurants and a supermarket. It is ideally located for commuting with easy access to the A6, A46, A60 and M1. There is a bus service and a railway station within walking distance. The Loughborough train service with direct high speed access to London is only 3 miles from the property.



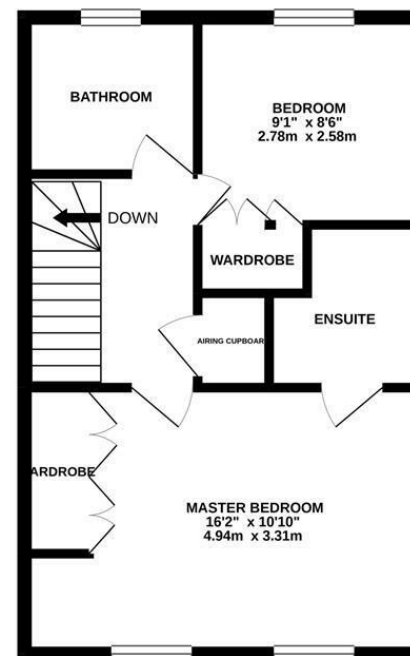
GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



FIRST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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