



OFFERS OVER £375,000
MILL LANE, BARROW UPON SOAR,





Reside or pleased to present to the market, this truly unique opportunity in the form of a detached residence in the highly sought-after village of Barrow upon Soar, located on the desirable Mill Lane overlooking a green space and within very close walking distance to the river soar. This home is offered for sale with no onward chain and is an amazing Transfer to create your dream home in a Riverside setting.



Approaching this home via Mill Lane, you will immediately notice its elevated position and attractive curb appeal. A block-paved driveway, adjacent to a granite stone wall, leads you towards the front entrance. Enter through the porch, and a further glazed door grants access to the welcoming entrance hallway, which features a Terrazzo-style tiled floor, stairs to the first floor, and doors leading to the ground floor accommodation. At the front of the property, you will find a bay-fronted reception room overlooking the park and green space. Behind this room, there is an additional reception room adjacent to the kitchen, which could potentially be opened up to create an open-plan kitchen and dining space, subject to necessary consents. The kitchen is fitted with a range of wall and base-level storage units, has a quarry-tiled floor, and a door leading to the rear lobby. The lobby provides access to an outside cold store, a downstairs WC, and another door leading out to the rear garden.







On the first floor, you will notice three generously proportioned bedrooms, all of which are double rooms with views to the front and rear of the property. The front bedroom features an attractive bay window overlooking the park and green space. The shower room is fitted with a low-level flush WC, pedestal wash basin, and a corner shower unit with an electric shower. The shower room also features tiled walls and vinyl flooring.





This property is situated on a generous plot with a block-paved driveway at the front and a beautifully planted front garden, all enclosed by a granite stone wall. The boundaries to the side and rear are timber fences. There is ample space at the side and rear of the property for potential extension, subject to obtaining relevant consents. The rear garden is beautifully landscaped, with a lawn at its centre and mature shrubs and trees along the borders. This truly is a gorgeous opportunity not to be missed.

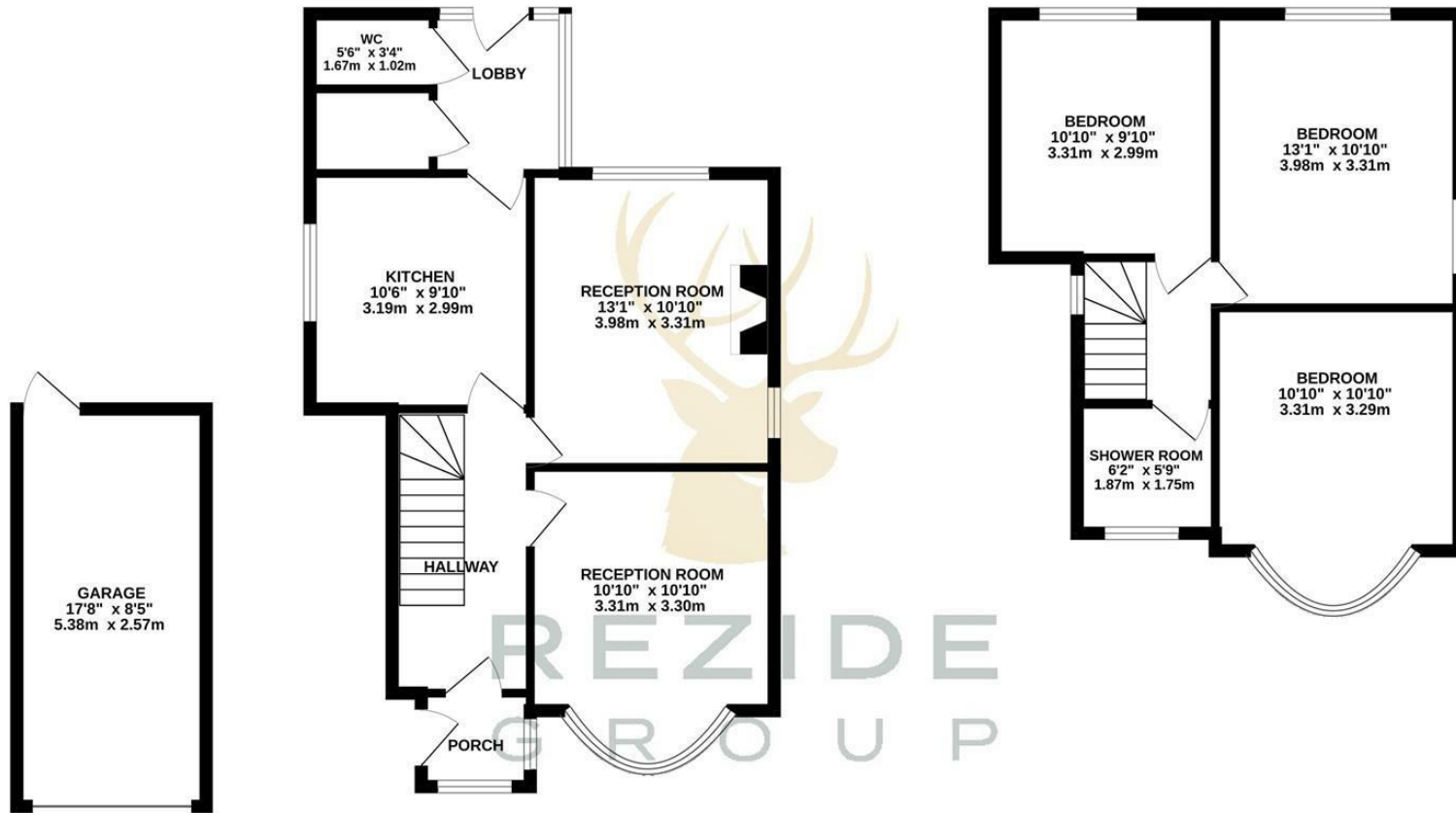




REZIDE
GROUP



PLOT PLAN FOR GUIDANCE ONLY



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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