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PRICE GUIDE £650,000
GROVE LANE, BARROW UPON SOAR,



Rezide welcomes you to this beautiful 1930s detached residence located in the highly sought-after Charnwood village of Barrow Upon Soar. This property has been substantially improved by its current owners who have resided here as a family for the last 27 years. There is plenty of space for a family to make this their new abode within a short walk of the village centre, train station and the River Soar. Tastefully extended, it blends modern fixtures and fittings with original period features, offering a rare opportunity not to be missed.



Approach this home via Grove Lane, and its well-presented façade only hints at the wonders inside. The glazed front door opens into an entrance hallway, where your eye is immediately drawn through the hallway to the open-plan living kitchen, which spans approximately 10 meters in depth and features bi-folding doors that open onto the private gardens. To the right, a beautiful bay-fronted reception room boasts original timber strip flooring and a feature fireplace. To the left, a formal reception room also features a fireplace, timber strip flooring, and an attractive bay window, with French doors leading to a garden room. This garden room, with underfloor heating beneath tiled floors, has windows to the side and rear, a French door to the garden, and bi-folding doors connecting to the living kitchen space.

The living kitchen is the crowning jewel of this home, fitted with bespoke wall and base-level solid timber storage units with granite work surfaces, an Aga with an extractor unit, and space for an American-style fridge freezer. An island at the center of this social space includes further timber storage cupboards, a granite work surface extending to a breakfast bar, space for a dishwasher, and

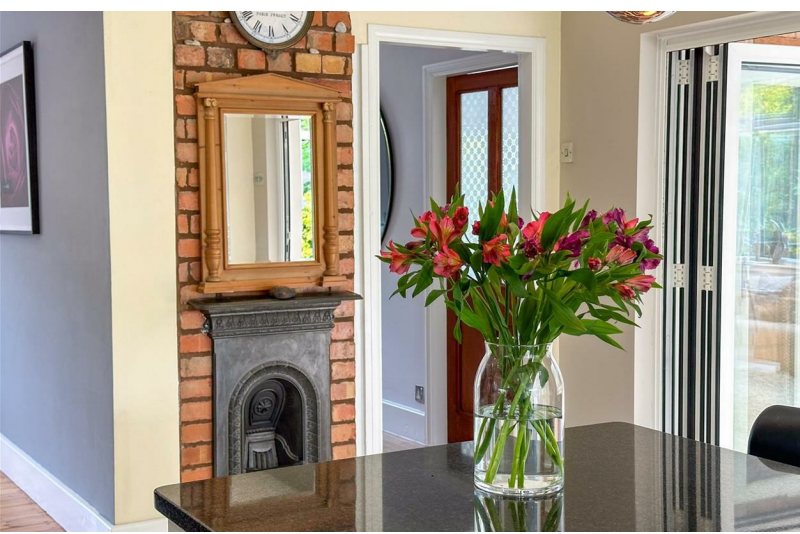






an inset stainless steel sink. This spacious area also accommodates a large formal dining area and a seating area. Off the kitchen, there is a handy storage room with access to a downstairs W.C. and a formal utility room equipped with a washing machine, a second sink, further storage cupboards, and granite work surfaces. There is also access to another downstairs W.C. off the utility room.

Stairs rise from the hallway to the first floor, leading to a beautiful galleried landing with a window to the front elevation, allowing natural light to flood the space. There are doors to the upstairs accommodation and a further door leading up to the second floor. Four double bedrooms are located on the first floor, two of which have ensuite bathrooms. The master bedroom, located at the rear of the home in the

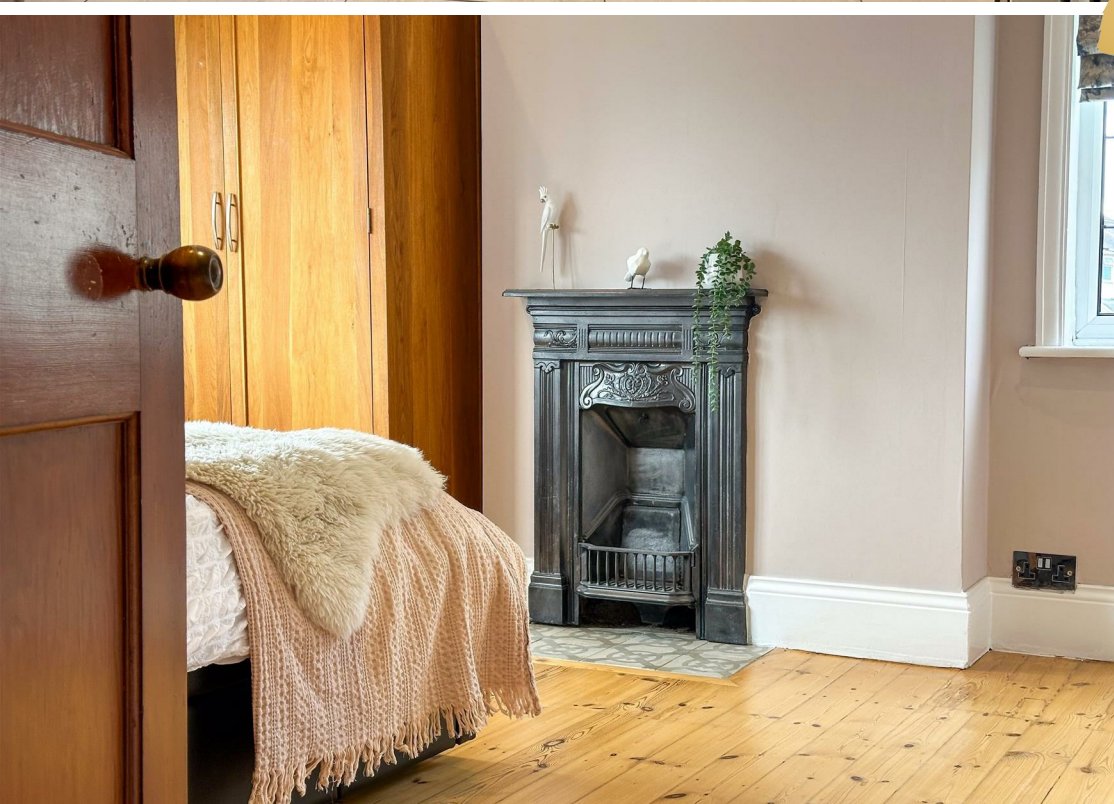






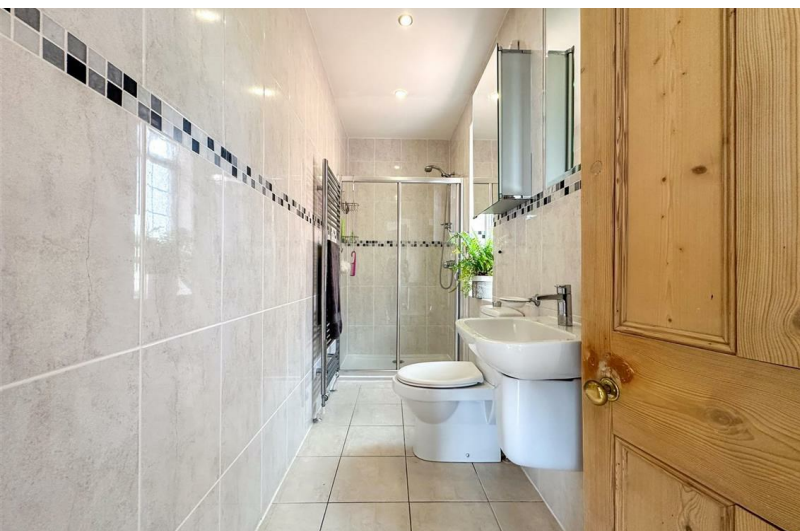
newly extended portion, features a range of fitted storage cupboards, a Juliet balcony overlooking the rear garden, and access to a contemporary ensuite shower room. The second bedroom retains traditional features, including timber flooring, ceiling coving, a picture rail, and a cast-iron fireplace, with access to a generous ensuite shower room with floor-to-ceiling tiling, a wall-mounted wash hand basin, a low-level flush W.C., and a shower unit. The family bathroom exudes luxury, featuring a freestanding bath, floor-to-ceiling tiling, a wall-mounted vanity wash hand basin, a low-level flush W.C., and a heated chrome towel rail. Stairs rise to the second floor, where the loft has been converted with Velux windows and laminate flooring, providing easy access to the eaves.

This home is located on Grove Lane, close to the heart of the Charnwood village of Barrow Upon



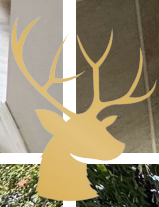


Soar. The residence enjoys off-road parking for multiple vehicles, with a driveway retained by a reclaimed brick wall with hedging. There is access from the front to the rear garden via timber gates leading down the side of the property. The rear garden is a private paradise, featuring a beautifully manicured lawn, thoughtfully planted borders with mature shrubs and trees, and various patio seating areas to enjoy sunshine throughout the day and into the evening. This sublime garden is perfect for entertaining family and friends during the summer months, with bi-folding doors from the living kitchen bringing indoor living outside.











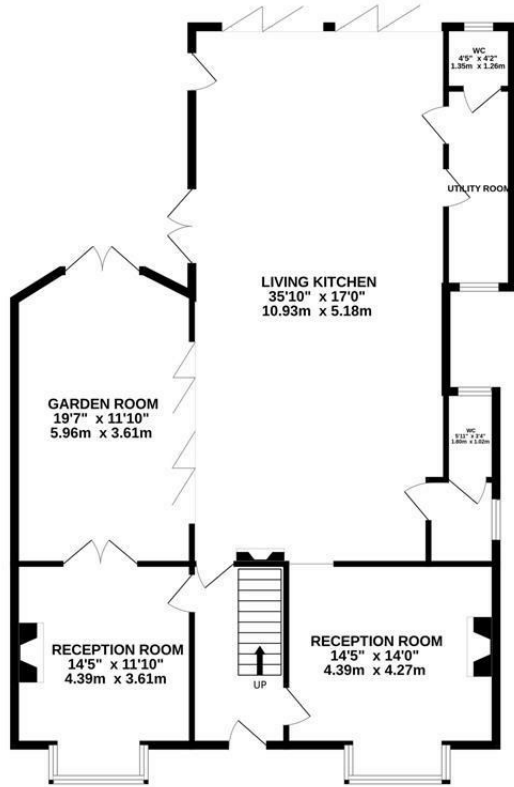
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PLOT PLAN FOR GUIDANCE ONLY



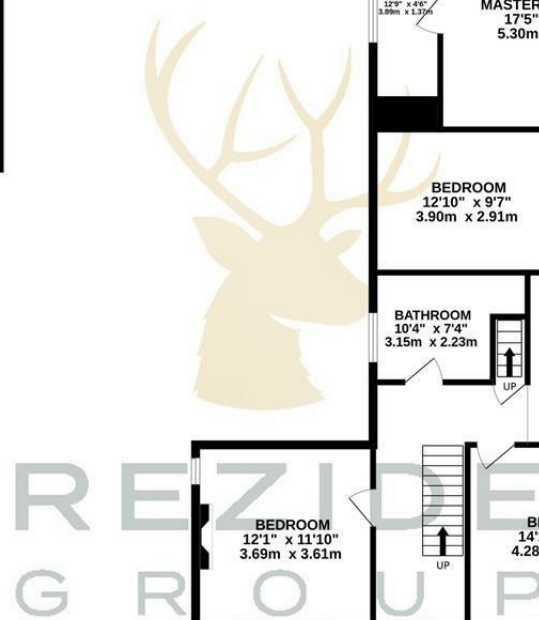
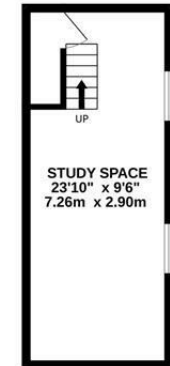
GROUND FLOOR
1364 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR
1058 sq.ft. (96.3 sq.m.) approx.



2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 2638 sq.ft. (245.1 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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