

William.



4 Marianne Close

Barrow Upon Soar, Loughborough, LE12 8GL

Guide price £325,000



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William. is pleased to present this well presented three bedroom, two bathroom detached family home to market. Boasting the benefit of * NO UPWARD CHAIN * and with fantastic scope for extension (STP) this is a property which must be viewed!

This fantastic property is located on Marianne Close, a quiet residential street within this popular development in the highly sought-after village of Barrow upon Soar. Boasting modern features and a superb location, this is a wonderful opportunity to secure a versatile and well-presented home with accommodation in brief comprising: Entrance hall, living room, kitchen/diner and conservatory to the ground floor. Whilst to the first floor are three well proportioned bedrooms (Master En-Suite) and a separate family bathroom.

Externally the property benefits from a private and fully enclosed rear garden, which is the ideal space for outdoor entertaining and boasts an additional garden room (currently utilised as a home office and includes power and lighting). The property also benefits from a private driveway and single garage (currently split as home gym and separate storage space).

The centre of Barrow upon Soar and its array of local amenities including supermarket, dentist, selection of independent shops, pubs and restaurant as well as the train station is within walking distance. The property is also within close proximity to a selection of schooling options including The Loughborough Schools Foundation, Ratcliffe College, Humphrey Perkins and Rawlins Academy and offers quick access to a variety of road links to Loughborough, Leicester, Nottingham and Derby via the A6, A46 and M1 Motorway & further rail links to Nottingham, Leicester and London from nearby Loughborough train station.

Viewing is highly recommended to fully appreciate the location, accommodation and finish throughout and are strictly by appointment only, to be arranged directly via William. Property

ACCOMMODATION COMPRISES:





GROUND FLOOR

Entrance Hall

11'5" x 10'9" max (3.5 x 3.3 max)

Downstairs WC

5'6" x 2'11" (1.7 x 0.9)

Living Room

11'7" x 11'3" (3.55 x 3.45)

Kitchen / Diner

18'10" x 11'3" (5.75 x 3.45)

Conservatory

11'9" x 10'5" (3.6 x 3.2)

Garden Room

11'11" x 7'8" (3.65 x 2.35)

FIRST FLOOR

First Floor Landing

9'4" x 3'3" (2.85 x 1.0)

Bedroom 1

11'5" x 11'1" (3.5 x 3.4)

En-Suite

8'6" x 4'3" (2.6 x 1.3)

Bedroom 2

11'1" x 8'4" (3.4 x 2.56)

Bedroom 3

8'0" x 7'0" (2.45 x 2.15)

Family Bathroom

7'2" x 6'6" (2.2 x 2.0)

OUTSIDE

Detached Single Garage

19'0" x 9'2" (5.8 x 2.8)

Driveway



Floor Plan



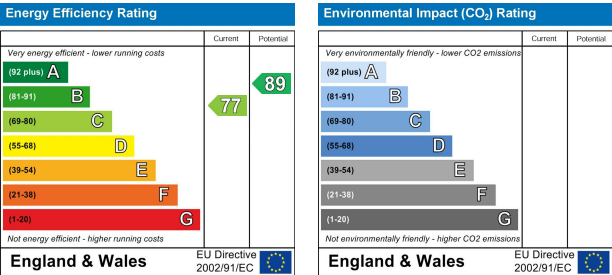
Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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