

Alexanders



Church Street

Barrow Upon Soar

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# Church Street

## Barrow Upon Soar

- Four-bedroom Grade 11 listed cottage
- Views towards the church
- Three spacious reception rooms
- Kitchen, utility, cloakroom
- En-suite, family bathroom
- Private enclosed gardens
- Character throughout
- Highly regarded, well serviced village
- EPC Rating C/ Council Tax Band A/ Freehold

### Location

Barrow upon Soar is situated just off the A6 between Leicester and Loughborough. The village offers a thriving community based around the church and school with extensive shopping facilities and public houses. The river Soar runs past the village and offers attractive walks and wildlife. Barrow upon Soar has its own railway station on the Loughborough/Leicester line and is ideally situated to access several surrounding centres including Loughborough, Leicester, Nottingham and Melton Mowbray.

### Agents Note

A beautiful spacious cottage with stunning views.

### Accommodation Summary

Dining hall, sitting room, snug, kitchen, utility, cloakroom, four bedrooms, en-suite

Outside - Gated enclosed gardens.

### Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.



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**Tenure**

Freehold.

**Services**

We are advised that mains gas, electricity, water, and drainage are connected.

**Local Authority**

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band A.

**Measurements**

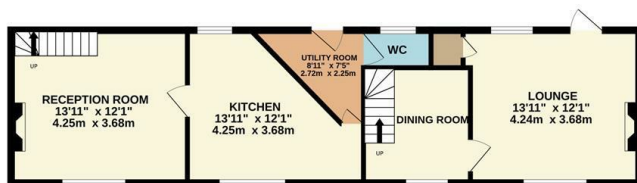
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

**Money Laundering**

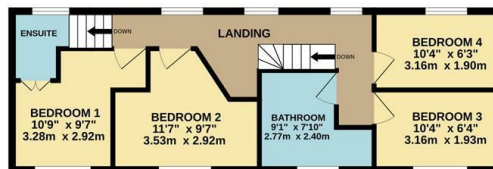
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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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Viewing by appointment only

**Alexanders**

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Melton Mowbray

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## Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.