





# Breadcroft Lane

## Barrow Upon Soar

- Spacious three bedroom detached family home
- Kitchen/diner with integrated appliances
- Cosy dual-aspect living room
- Three spacious bright bedrooms
- Stunning three-piece family bathroom suite
- Private enclosed garden
- Gravel driveway providing ample parking
- Sought after Barrow upon Soar location
- EPC Rating D / Council Tax Band C / Freehold

### General Description:

Alexanders offer to the market this stylish three bedroom detached family home. The property has undergone a back to brick renovation over recent years, with new electrics and heating system throughout.

### Accommodation:

Now providing warm, contemporary and stylish interiors set over two floors. There is a beautiful open-plan kitchen/diner with breakfast bar, range of integrated appliances and double doors leading out onto the garden. To the front is the formal dual-aspect sitting room. There is also a large understairs cupboard with plumbing ready to instal a downstairs WC. Upstairs are three bedrooms and the impressive family bathroom.

### Gardens and land:

Externally, there is parking for two vehicles side by side at the front and the rear gardens have been extensively landscaped. Now offering several seating terraces, lawned space and established borders. Also offered within the sale is a superb cabin used currently as a dog groomers, the cabin is fully insulated with power and lighting, there are double doors to the side and a large window to the front making this a wonderfully versatile space.

### Location:

The property is location on Breadcroft Lane, Barrow upon Soar and 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 for access to several surrounding centres including Loughborough, Leicester, Nottingham and Melton Mowbray.

### Method of Sale:

The property is offered for sale by Private Treaty.





**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.

**Tenure:**

The property is being sold freehold with vacant possession upon completion.

**Local Authority:**

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU.  
Council Tax Band C.

**Viewings:**

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

**Services:**

The property is connected to mains gas, electricity, water, and drainage. Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**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.

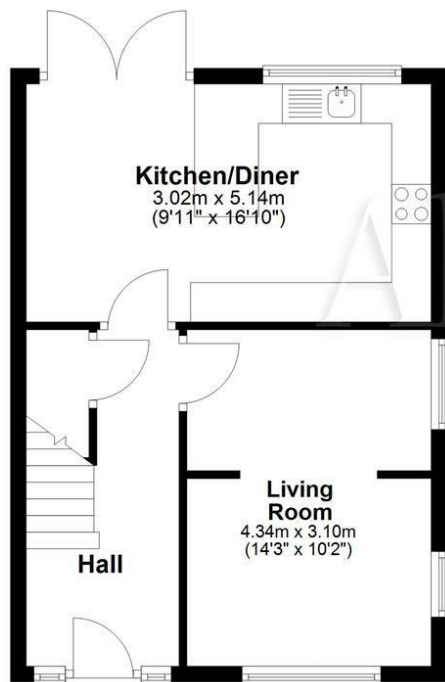
**General Note:**

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



### Ground Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



### First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



### Outbuilding

Approx. 9.5 sq. metres (102.8 sq. feet)



Total area: approx. 85.5 sq. metres (920.1 sq. feet)



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