



Smiths
your property experts

Cypress Road

Barrow upon Soar

- Immaculate three-storey modern home
- Private parking and a generous single garage
- Built by Barwood Homes in 2016
- Small and high-quality development off Cotes Road
- Modern and bright interiors finished to a high-specification
- Three good-sized bedrooms and a family bathroom
- Downstairs w.c. and generous storage
- Sold with the remainder of its 10-year NHBC warranty

General Description

Smiths Property Experts offer to the market, with no upward chain, this immaculate three-storey modern home with parking and a garage. The house was constructed by Barwood Homes in 2016 as part of a small and high-quality development set back from the desirable Cotes Road in Barrow upon Soar. The property is sold with with the remainder of its 10-year NHBC warranty and has been in the current seller's ownership since it was brand new.







The Property

Internally, the property offers approximately 851 square feet of living accommodation laid across three floors. The interiors are modern, bright, and finished to a high specification. Upon entering, you will find an entrance hall, a WC, a fully fitted modern kitchen, and a living/dining room with glazed French doors that open to the rear garden. The first and second floors offer three bedrooms, all capable of taking double beds, and a contemporary family bathroom. The property provides good storage space on all levels.

The Outside

The property occupies a cul-de-sac location with private parking and a generous single garage with power and lighting to the rear. The property is set behind a low maintenance frontage, and there are private rear gardens laid mainly to lawn with a patio area to the immediate rear of the main living room.

The Location

This property is conveniently located within a short walking distance to both open countryside and the High Street, which provides a wide range of local amenities such as cafes and public houses. The village also has a train station and convenient access to the A6, making it easy to reach Loughborough, Leicester, and the wider Charnwood Forest. Additionally, the village offers primary and secondary schooling.







Property Information

EPC Rating: B.

Tenure: Freehold (Garage: Leasehold).

Maintenance: circa £170 per annum.

Council Tax Band: C.

Local Authority: Charnwood Borough Council.

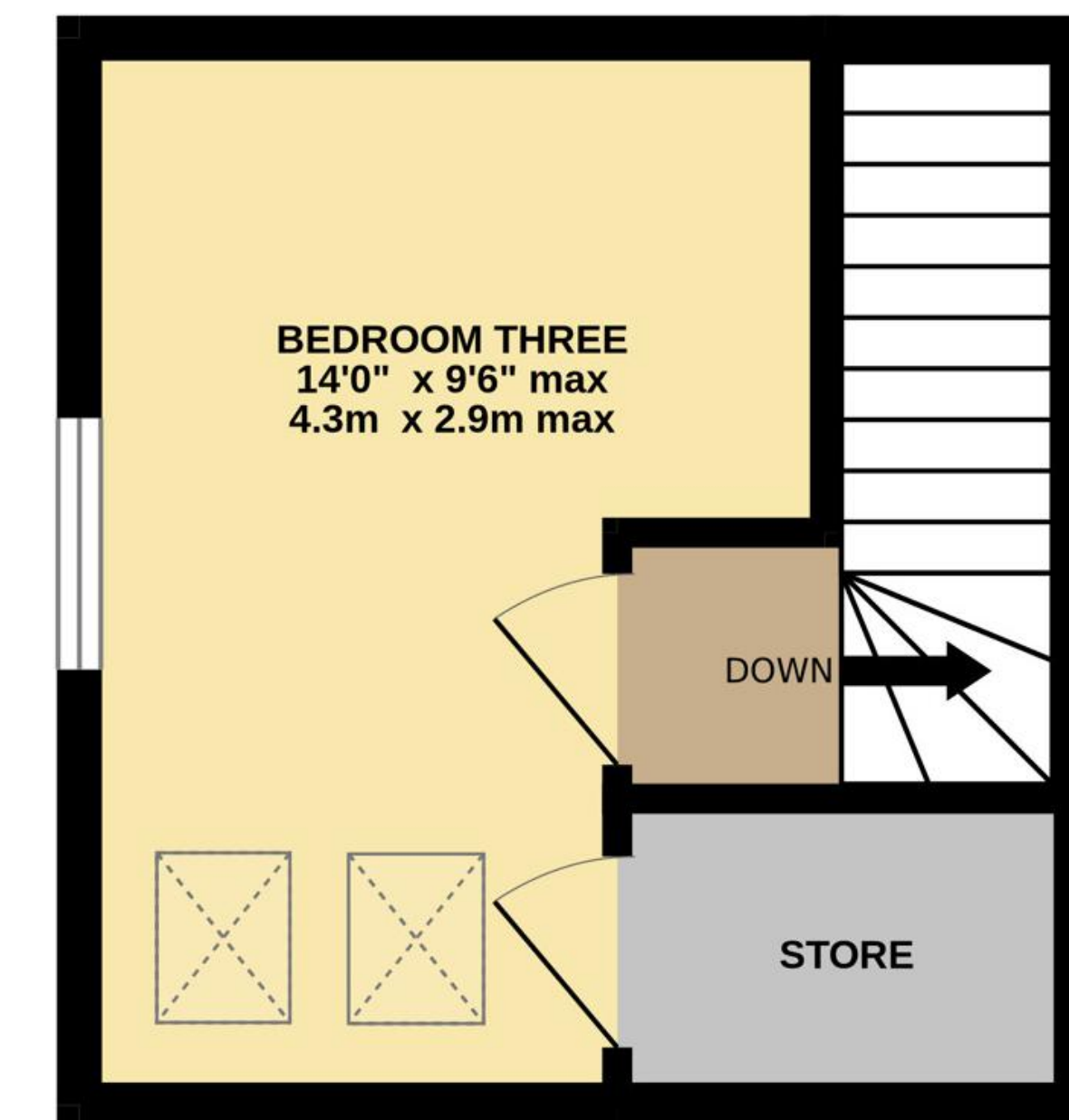
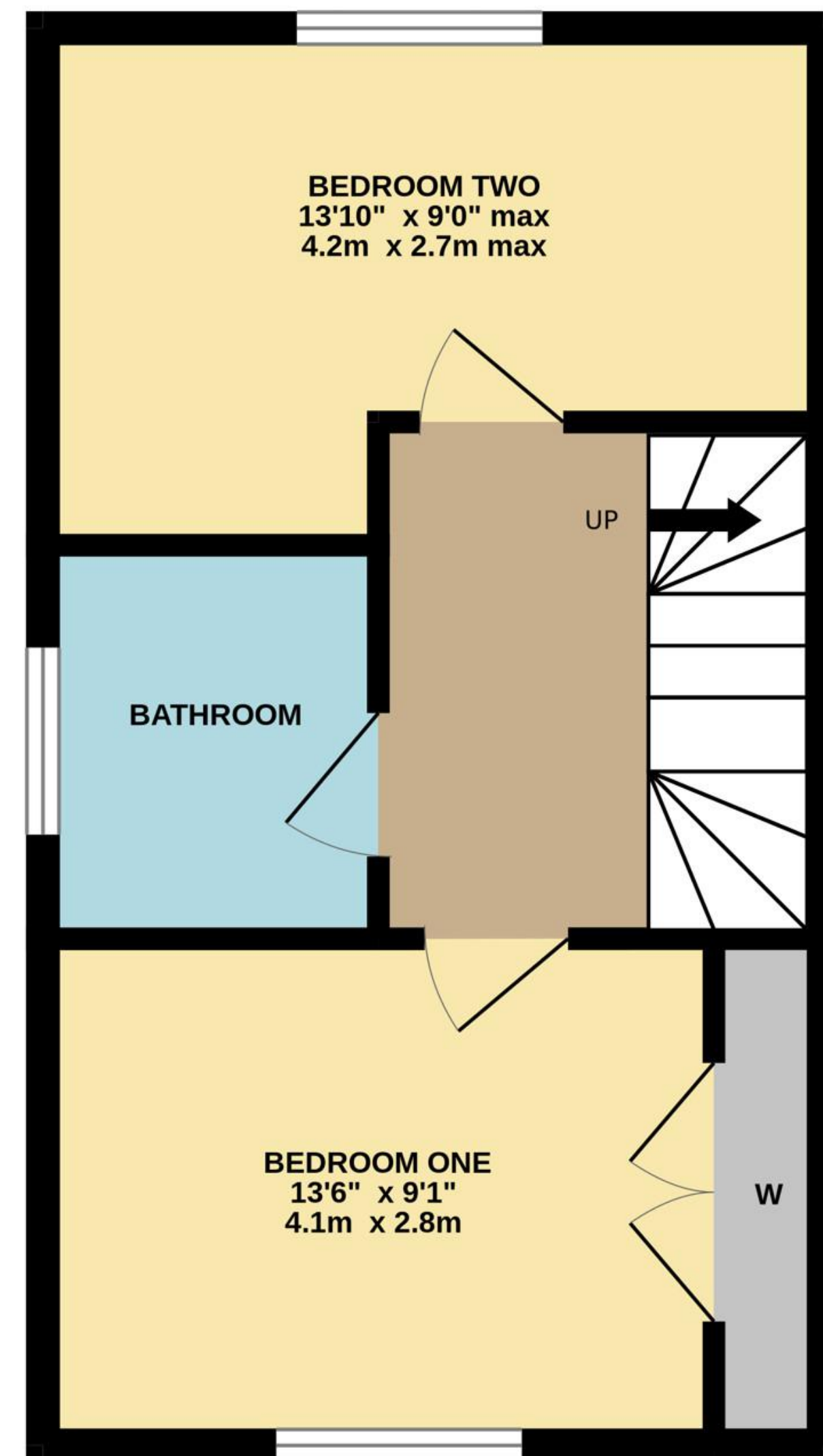
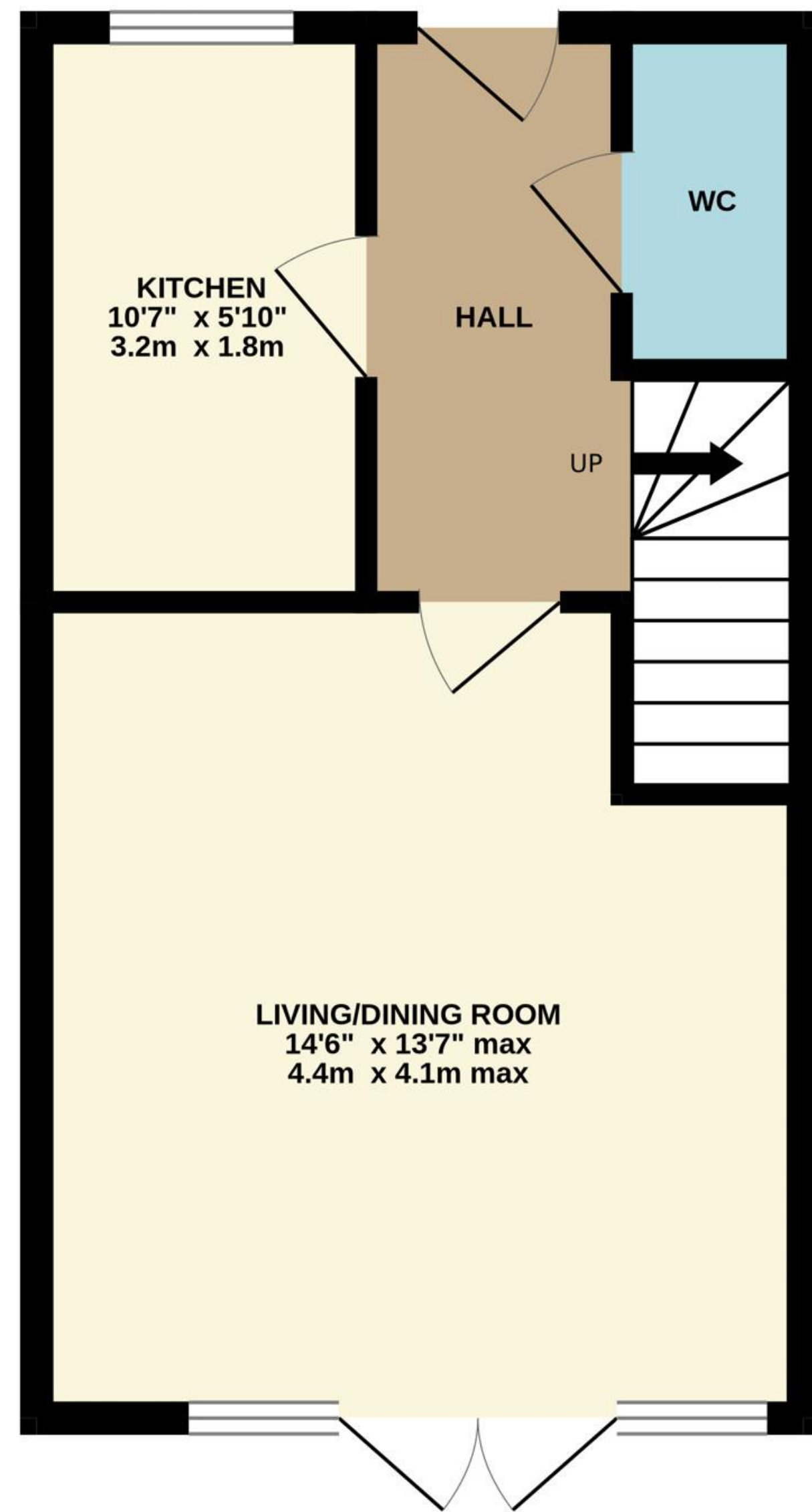
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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