



**Willow Road, Barrow Upon Soar, LE12 8GQ**

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
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# Property Description

A stylish and very spacious 3 storey semi-detached house situated on this modern development on the very edge of Barrow upon Soar, close to open countryside. The accommodation has an entrance hall, cloakroom, lounge, dining kitchen, 4 bedrooms, en suite shower room and family bathroom, garden and single garage.

This deceptively spacious property, built by David Wilson Homes, has accommodation laid out over 3 floors and has gas central heating and UPVC double glazed windows and includes entrance hall, cloakroom/w.c., lounge, fitted dining kitchen, first floor landing, 2 bedrooms and family bathroom, second floor landing, master bedroom with dressing area and en suite shower room, 4th bedroom.

Outside offers a front garden area, enclosed rear garden, driveway to rear and single garage.

Barrow upon Soar is a very sought after village situated a short distance from Loughborough with good access to the A6 and has a good range of facilities and amenities.





## Key Features

- SPACIOUS AND WELL DESIGNED 3 STOREY SEMI-DETACHED HOUSE
- BUILT BY DAVID WILSON HOMES
- EDGE OF VILLAGE LOCATION CLOSE TO OPEN COUNTRYSIDE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- ENTRANCE HALL, CLOAKROOM/W.C., LOUNGE, FITTED DINING KITCHEN
- FIRST FLOOR LANDING 2 BEDROOMS AND BATHROOM
- SECOND FLOOR MASTER BEDROOM SUITE WITH DRESSING AREA AND EN SUITE SHOWER ROOM
- 4TH BEDROOM
- GARDENS, DRIVEWAY TO REAR, SINGLE GARAGE

**Guide Price**  
**£350,000**

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 Words location:- pulse.vast.plump

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

With door to front, radiator and staircase to first floor.

#### CLOAKROOM/W.C.

With w.c., wash basin, tiled splashbacks, radiator.

#### LOUNGE

With window to front and patio doors to side leading to the rear garden, 2 radiators.

#### DINING KITCHEN

With window to front and bay window to side, fitted range of base and wall units, work surfaces, stainless steel sink top, gas hob, electric oven, plumbing for washing machine and dishwasher, space for fridge freezer, gas central heating boiler, understairs pantry cupboard, radiator.

#### FIRST FLOOR LANDING

With radiator and stairs to second floor.

#### BEDROOM 2

With windows to front and side, 2 radiators.

#### BEDROOM 3

With windows to front and side, 2 radiators.

#### BATHROOM

With window to front, w.c., wash basin and bath with shower above, tiled splashbacks, radiator.

### SECOND FLOOR LANDING

#### MASTER BEDROOM

With Dressing Area having fitted wardrobes, Windows to front and side, 2 radiators, further fitted wardrobes.

#### EN SUITE SHOWER ROOM

With window to front, w.c., wash basin and shower cubicle, tiled splashbacks, radiator.





#### **BEDROOM 4**

With windows to front and side, 2 radiators, airing cupboard with hot water cylinder.

#### **OUTSIDE**

To the front of the property is a footpath leading to the front door with rose and shrub beds.

Rear garden with patio area and raised beds, gated access to rear giving access to the driveway to the rear, accessed via Saxon Way.

#### **SINGLE GARAGE**

With up and over door, power points and lighting.

#### **Purchasing Procedure**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

#### **Money Laundering**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

#### **Market Appraisals**

If you have a house to sell then we offer a Free Valuation, without obligation.

#### **Conveyancing**

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



# Floorplan

Approximate Gross Internal Area  
114.6 sq. m. (1233 sq. ft.)  
Garage At 14.0 sq. m. (151 sq. ft.)  
Total 128.6 sq. m. (1384 sq. ft.)



**Garage**  
Floor area 14.0 sq.m. (151 sq.ft.) approx

**Ground Floor**  
Floor area 42.8 sq.m. (461 sq.ft.) approx

**First Floor**  
Floor area 35.9 sq.m. (386 sq.ft.) approx

**Second Floor**  
Floor area 35.9 sq.m. (386 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority  
Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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