



Barrow Road, Loughborough, LE12 5TB

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**ANDREW  
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**SHELDON  
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# Property Description

Andrew Granger are delighted to bring to the market this Five-Bedroom Family Home in Burton on Wolds. Situated on Barrow Road in the village of Burton on Wolds, this five-bedroom home offers the ideal setting for family living. This property combines modern comfort with traditional charm, making it perfect for those seeking a village lifestyle with access to local amenities and transport links. The property comprises an entrance hall, a W.C. , three reception rooms, a kitchen, and a utility room. To the first floor, there are five bedrooms, a family bathroom suite, and an ensuite to the main bedroom. Externally, there is a driveway providing parking space and access to the garage. To the rear, you'll find a garden, laid to lawn and enclosed with fenced boundaries. A viewing is highly recommended to fully appreciate the property on offer.





## Key Features

- SPACIOUS DETACHED HOUSE
- FIVE BEDROOMS, EN SUITE SHOWER ROOM AND FAMILY BATHROOM
- AMPLE PARKING & GARAGE
- DESIRABLE VILLAGE LOCATION
- OIL CENTRAL HEATING
- LIVING ROOM, DINING ROOM, FURTHER RECEPTION ROOM
- KITCHEN AND UTILITY ROOM
- DRIVEWAY AND OFF ROAD PARKING, DOUBLE GARAGE
- LAWNED REAR GARDEN
- VIEWING ADVISED

**Price**  
**£550,000**

### Entrance Hall

The Entrance Hall is a welcoming space that provides easy access to the rest of the home. A front elevation door provides entry into the hall. It offers convenient storage cupboard, radiator. A staircase leads to the upper level, offering access to other rooms, whilst additional doors connect the hall to various rooms within the home. The floor is finished with a durable, easy-to-maintain laminate covering.

### W.C

5'03 x 3'06 (1.60m x 1.07m)

Having a side elevation double glazed obscure glass window which both provides natural light and privacy due to the obscure glass. It offers a W.C, wash hand basing and is finished with a laminate floor covering.

### Living Room

17'09 x 14'09 (5.41m x 4.50m)

Having two side elevation double glazed windows and rear elevation French doors leading to the garden. The living room offers wall lighting, a TV point, radiator and a delightful open fire place. It is finished with a laminate floor covering.

### Dining Room

14'07 x 9'11 (4.45m x 3.02m )

Having a front elevation double glazed window and a radiator. The room is finished with a laminate floor covering.

### Reception

22'08 x 9'07 (6.91m x 2.92m )

A good-sized functional room with a tiled floor covering and French doors leading to the rear garden.

### Kitchen

16'03 x 11'09 (4.95m x 3.58m)

Offering a variety of wall and base units with worksurface over the kitchen comprises of: Integrated freezer, space for a free standing oven (electric) , it also offers space for a dishwasher, has a one and a half bowl composite sink/drain unit and is finished with tiled floor covering, splash back tiling and spot lighting.

### Utility Room

7'06 x 5'00 (2.29m x 1.52m)

Having a door leading to the rear of the property. Offer space for a dryer and plumbing for a washing machine.

### Landing

Granting access to all rooms and well as the loft to the property.





### **Bedroom**

14'09 max x 11'09 (4.50m max x 3.58m)

Having a rear elevation double glazed window and radiator. The room is finished with a fitted carpet & leads to:

### **Ensuite**

Having a side elevation double glazed window with part tiled walls to the shower enclosure. The ensuite also offers a wash hand basin & W.C

### **Bedroom**

16'0'2 x 8'02 (4.88m'0.61m x 2.49m)

Having a front elevation double glazed window, radiator and handy storage cupboard. The room is finished with a fitted carpet.

### **bedroom**

11'04 x 9'11 (3.45m x 3.02m)

Having a front elevation double glazed window, a radiator and a laminate floor covering.

### **Bedroom**

11'10 x 9'11 (3.61m x 3.02m )

Having a rear elevation double glazed window and a radiator. The room is finished with a fitted carpet.

### **Bedroom**

11'03 x 5'04 (3.43m x 1.63m)

Having a double glazed window and a radiator. The room is finished with a fitted carpet.

### **Bathroom**

8'06 x 8'05 max (2.59m x 2.57m max)

Having a front elevation double glazed obscure glass window. The bathroom comprises: Having a W.C, wash hand basin and bath. The room also offers a separate shower cubicle and is finished with splash back tiling and a vinyl floor covering.

### **Garage**

23'07 x 16'00 (7.19m x 4.88m)

Having power & lighting with an up & over door.

### **Outside**

There is a driveway providing parking space and access to the garage. To the rear, you'll find a garden, laid to lawn and enclosed with fenced boundaries.



# Floorplan



All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - E

Tenure - Freehold

Council Tax Band - F

Local Authority  
Charnwood

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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