

# Holdings

A Modern Estate Agent



## 9 Stone Drive

Barrow Upon Soar, Loughborough, LE12 8FX

£650,000





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A beautifully presented detached family home constructed by David Wilson Homes in the sought after Charnwood village of Barrow upon Soar. The village boasts easy access to the Charnwood Forest, as well as a host of amenities including shops, pubs, pharmacy, excellent schools and a train station. The cities and market towns of Nottingham, Leicester, Loughborough and Melton Mowbray are all within easy reach, as are a range of first class public schools and East Midlands airport.

The property occupies arguably the pick of all of the original plots on the development, with a private driveway and double detached garage to the front with open views across green space, and private south westerly aspect and fully landscaped rear gardens. Internally the property is in exceptional order, and offers over 2350 sq ft of living accommodation across three floors to comprise in brief; Entrance hall, family living kitchen with living area, utility room, formal sitting room, dining room, outdoor / indoor living zones and a WC. To the first and second floors are five double bedrooms with built in wardrobes and three bathrooms. The master suite boasts en suite facilities and a dressing room. A stunning centrepiece family kitchen designed and installed by Dale Penney Kitchens in a classic shaker style affords granite work surfaces and a breakfast bar, and gives direct garden access.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

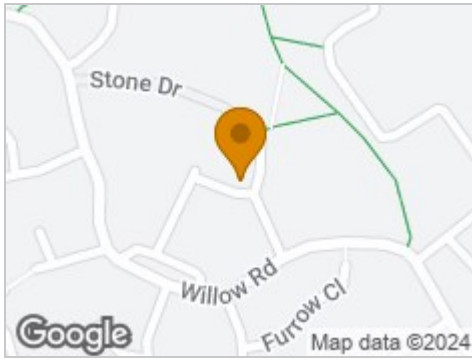
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



## Road Map



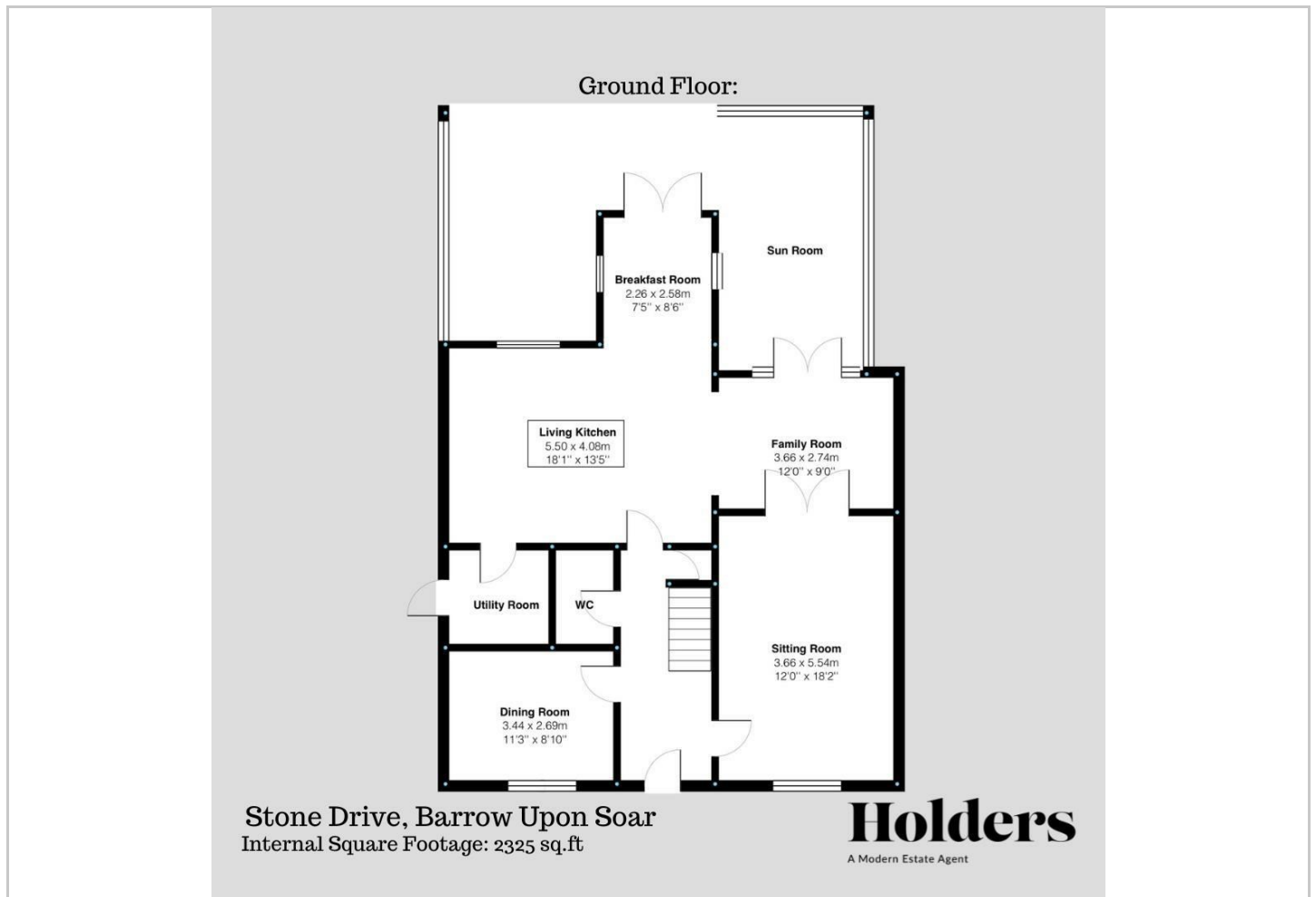
## Hybrid Map



## Terrain Map



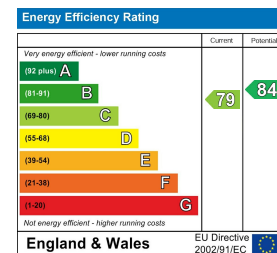
## Floor Plan



## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.