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A Modern Estate Agent



22 Flint Lane

Barrow Upon Soar, Loughborough, LE12 8GS

Offers over £610,000



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Situated in a peaceful location just off Flint Lane on a private driveway, this spacious six double bedroom family home boasts an array of living space arranged over three floors and is brought to the market with NO UPWARD CHAIN.

As you step into the property, you are immediately greeted by an expansive living dining kitchen area that seamlessly blends contemporary design with functionality. The heart of the home, this space is perfect for family gatherings and entertaining, with an island featuring a built-in wine fridge and dishwasher, as well as ample room for a family dining table. Double doors open onto the garden, effortlessly connecting the indoor and outdoor spaces. The utility room off the kitchen is complete with space for both a washing machine and dishwasher and door to the rear garden.

Double doors off the hall lead to a spacious sitting room with a focal fireplace, providing a perfect space for all the family to relax and enjoy. Across the hall, a well-appointed study offers a quiet workspace for those who work from home or alternatively would make an ideal family room. The ground floor is completed by a cloaks WC and two storage cupboards.

On the first floor, you will find four excellent sized double bedrooms, with the principle room boasting a walk-in dressing room and en suite bathroom with shower and separate bath. The remaining three bedrooms share a family bathroom, and a double airing cupboard offers additional storage.

The second floor is dedicated to a fabulous main suite, featuring a master bedroom with built-in wardrobes, an en suite shower room, and a full dressing room that could potentially be converted into a sixth bedroom. The large landing on this floor also provides a seating area for added privacy.

The outside of this property includes a charming seating area under a modern covered seating area, perfect for a morning breakfast area or evening social space to gather. A BBQ area with a convenient bar setup allows for outdoor cooking and entertaining, ideal for hosting friends and family. The garden also features a hard-standing area prepared for a hot tub. The garage has been partially converted into a beauty room with a reception area and WC, while still offering storage space to the front.

Situated on the popular Willow Road development, the property is just a short walk away from local green spaces and parks, ideal for leisurely strolls or enjoying sunny days with the family. Access to country walks over to Walton-on-the-Wolds and beyond can be easily reached via the nearby bridleway. This exceptional family home offers a perfect combination of luxury, comfort, and functionality, making it a true gem for a busy household.

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



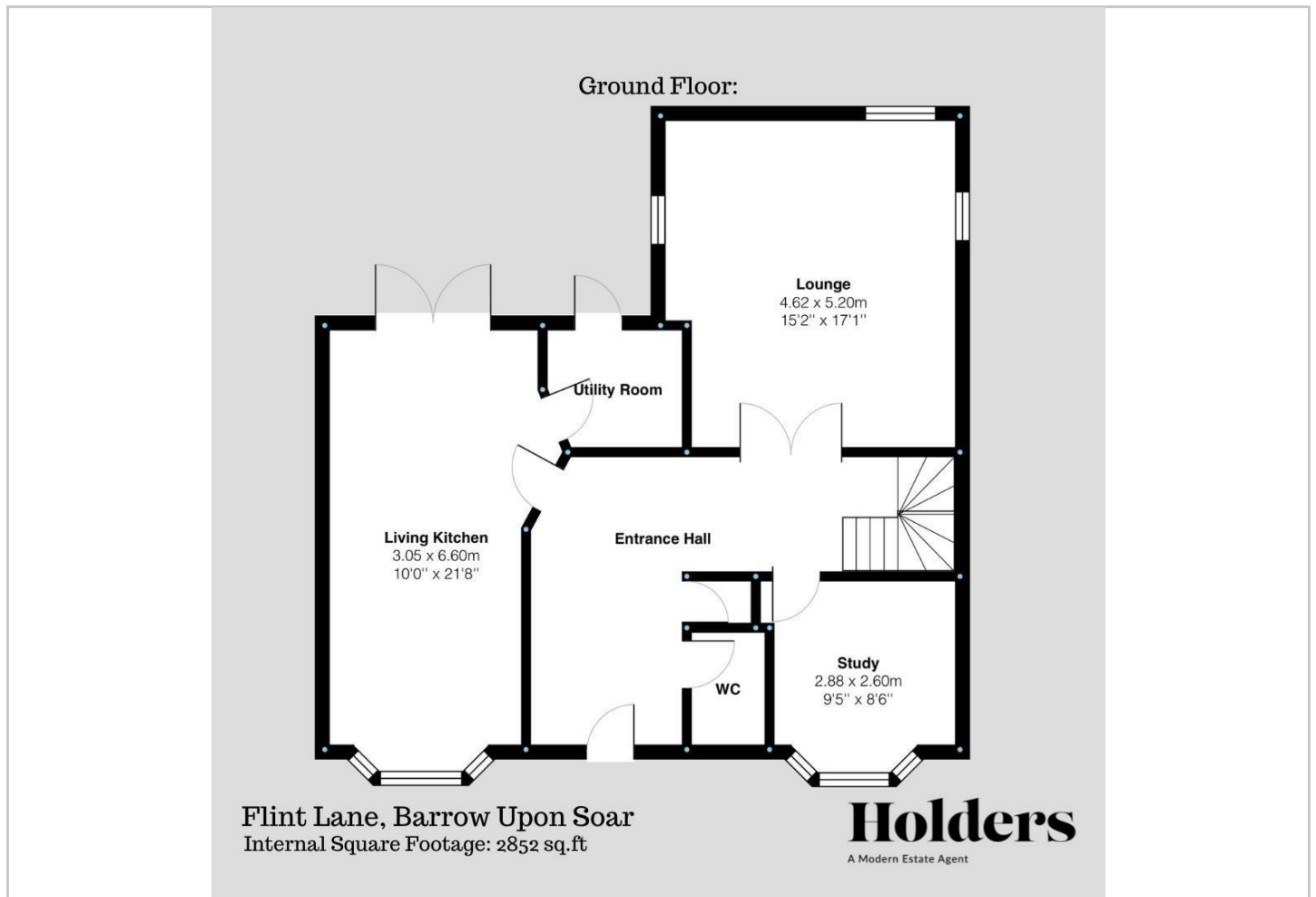
Hybrid Map



Terrain Map



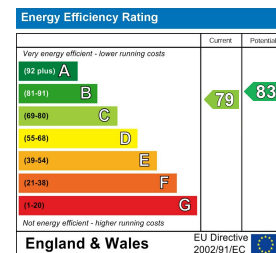
Floor Plan



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.