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A Modern Estate Agent



2 The Rookery

Barrow Upon Soar, Loughborough, LE12 8JZ

£550,000



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Upon entering the property via the spacious entrance hallway, this provides access onto the open plan living kitchen, lounge, stairwell to first floor and ground floor w/c. The heart of this home is the stunning extended open-plan living kitchen which provides a wonderful space for all the family to relax and enjoy! This room is a sociable space and has underfloor heating throughout with feature bi-folding doors leading to the rear garden and doors opening through to a further reception room. The Kitchen has been fitted with an array of base and eye level units, space for a range master cooker, inset sink and drainer, integrated dishwasher, door to rear elevation and door leading through to a large utility space.

Providing further living space is the Lounge which opens through to the secondary reception room which could be used as a formal dining space or a study.

Ascend onto the first floor and you will find a master suite with a feature dressing room and en-suite comprising of a walk in shower, low flush w.c and wash hand basin. A separate stairwell provides access onto the further half of the home which is complete with five bedrooms; one with a large en-suite comprising of a walk in double shower, low flush w.c and wash hand basin and a further family bathroom. The family bathroom is complete with a bath and shower over, low flush w.c and wash hand basin.

The property has a well maintained front garden

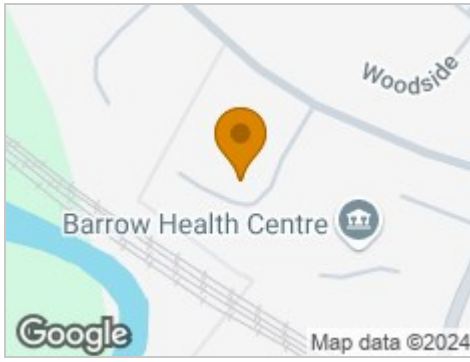
and is set within walking distance to Barrow Upon Soar's village centre. There is a double garage and off road parking for multiple vehicles. The rear garden is complete with a feature raised decking area leading from the bi-folding doors and the rest being mainly laid to lawn.

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.



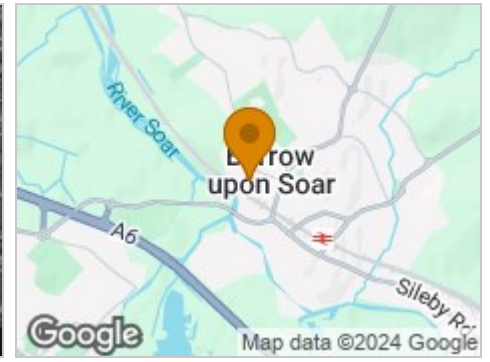
Road Map



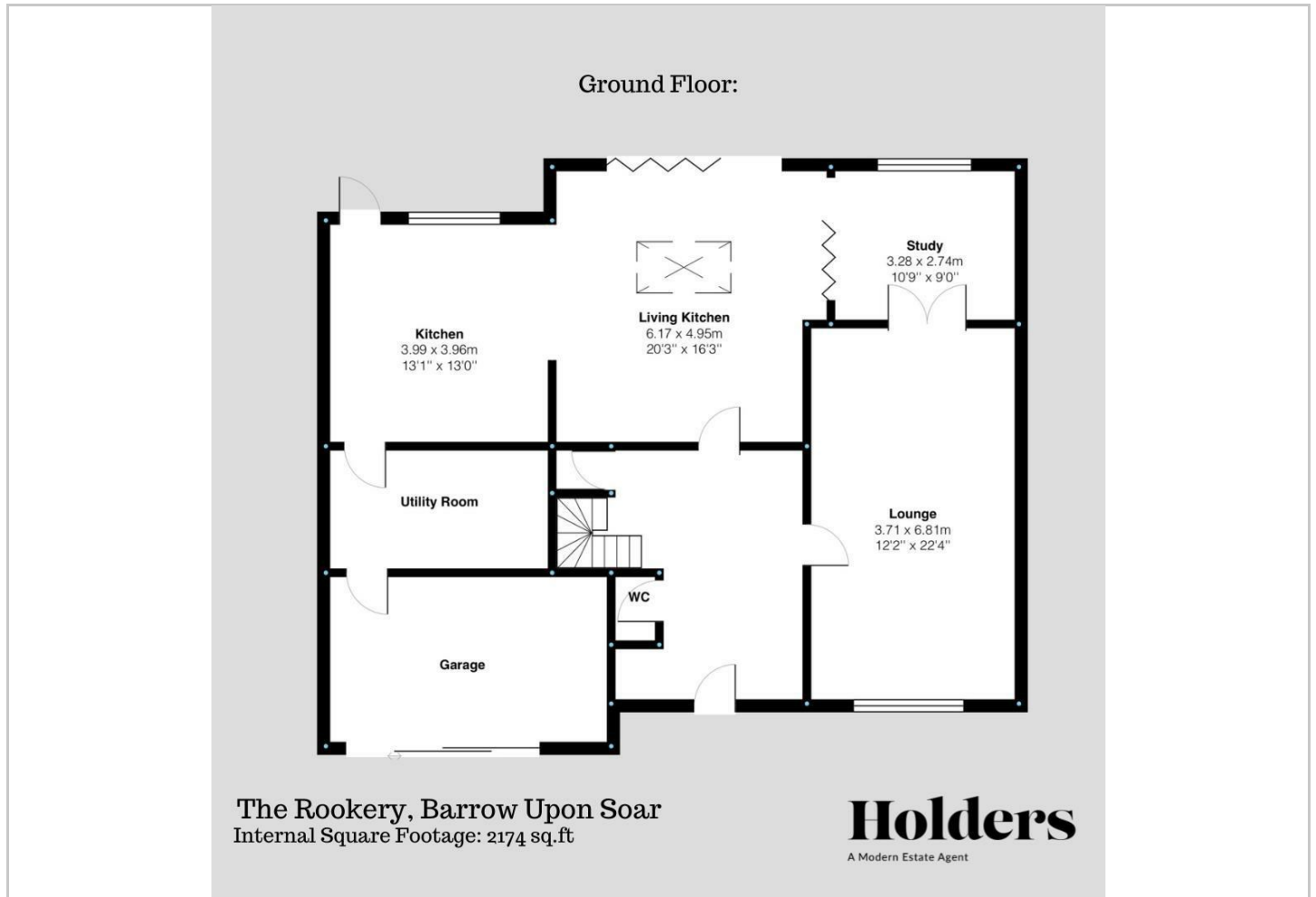
Hybrid Map



Terrain Map



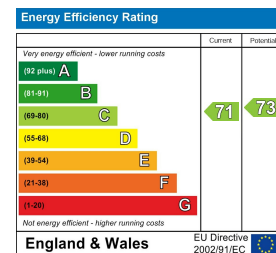
Floor Plan



Viewing

Please contact our Holders - 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.