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A Modern Estate Agent



Rustat Close

Barrow upon Soar, Loughborough, LE12 8YT

Offers over £300,000



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- Lounge / Diner
- Large Driveway
- Cul-de-sac Location
- Close to village and train station

Nestled in a serene setting with picturesque views of the greenery, this charming three-bedroom detached family home is set in a tucked away cul-de-sac position and has added benefits such as a landscaped front and rear garden and having fitted storage throughout. The internal accommodation is thoughtfully designed and comprises briefly of an inviting open reception hall, a convenient downstairs cloakroom/WC, a well-appointed fitted kitchen with integrated appliances, and a spacious lounge-diner that features double patio doors leading out to the private garden.

Upon entering through the entrance door, you step into a welcoming reception hall. This open space is accentuated by a balustrade staircase that gracefully leads to the first floor. The hall also offers convenient cloaks hanging space and an under-stair storage cupboard. The area is warmed by a radiator, and panelled doors with chrome-style handles provide access to the fitted kitchen, the open lounge-diner, and the downstairs cloakroom/WC.

The downstairs cloakroom/WC is adorned with a stylish white two-piece suite that features a low flush WC and a pedestal wash hand basin complete with a contemporary chrome mixer tap. A radiator ensures warmth in the room, while a uPVC double-glazed opaque glass window allows natural light to filter in from the side elevation.

Moving into the fitted kitchen, you will find it is

equipped with a one-and-a-half bowl single drainer stainless steel sink unit, complemented by a chrome mixer tap. This space boasts a range of fitted shaker-style units and integrated appliances include a sleek stainless steel gas hob, an extractor fan, a double eye-level oven and grill, a fridge and freezer, and a dishwasher. There is plumbing available for a washing machine as well.

The Lounge / Dining room is a great space for all the family to enjoy offering a dual aspect for enhanced natural light. This room has been fitted with an array of floor to ceiling storage to both walls including a concealed study desk and double french doors lead to the rear garden.

Ascending to the first floor, the landing leads to three well-proportioned bedrooms, including a master suite with its own en-suite bathroom, along with a family bathroom completing the layout. An additional storage cupboard is located over the stair space, providing a practical touch, and a loft access hatch grants easy entry for additional storage.

The master bedroom is a great space featuring a uPVC double-glazed window that overlooks the rear garden and fitted storage. The room is equipped with power supply and an aerial for a wall-mounted TV, along with a radiator. A door leads conveniently into the en-suite shower room.

The en-suite shower room is both modern and functional, featuring a stylish three-piece suite. It includes a walk-in shower cubicle that boasts a thermostatic shower and protective screening, a low flush WC, and a pedestal wash hand basin with a

chrome mixer tap. The room is partially tiled and is further enhanced by a heated chrome towel rail and a uPVC double glazed opaque glass window to the side elevation.

Bedroom Two is bright and inviting, complemented by a uPVC double-glazed window at the front elevation and a radiator, ensuring a comfortable atmosphere.

The family bathroom is designed with contemporary living in mind and includes a modern three-piece suite. This comprises a panel bath out outfitted with a chrome mixer tap and a thermostatic shower overhead, complete with shower screening. The suite also features a low flush WC and a pedestal wash basin with a chrome mixer tap.

Stepping outside, the rear garden is secluded by a combination of walled and timber screen boundaries. The outdoor area includes a substantial slabbed patio adorned with a surround, perfect for outdoor dining or entertaining. The front of the property features a driveway offering off-road parking for three vehicles. This driveway leads to a brick-built garage equipped with an up-and-over door, electric light, and power, adding functionality to the home.

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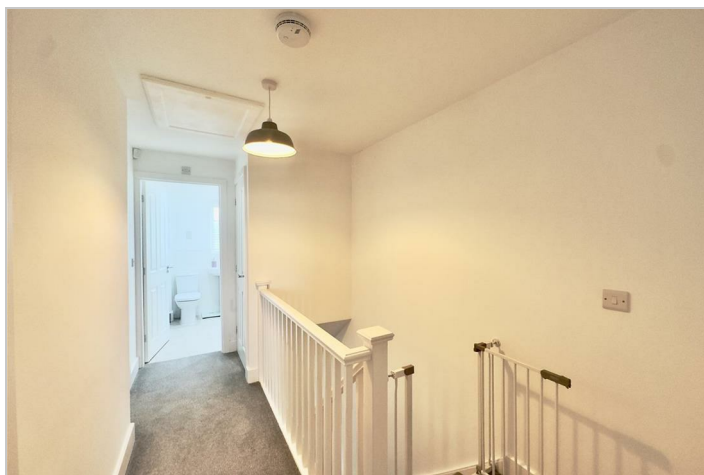
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Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Lounge
4.85 x 4.01m
15'11" x 13'2"

Kitchen
2.67 x 3.35m
8'9" x 11'0"

WC

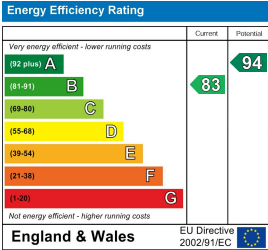
Rustat Close, Barrow Upon Soar
Internal Square Footage: 947 sq.ft

Holdings
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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



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