

Holderr

A Modern Estate Agent



6 Chestnut Place Warner Street, Loughborough, LE12 8GW
Offers over £150,000

A well presented and deceptively spacious two bedroom top floor apartment located in the village centre of Barrow upon Soar with the added benefit of having allocated parking,

The property welcomes you through an inviting entrance hall that sets the tone for the spacious and comfortable interior. This hallway provides a warm and practical transition into the main living areas, featuring neutral decor and ample space for coats, shoes, and storage solutions.

From the entrance hall, you step into a generously proportioned living room that is bathed in an abundance of natural light, thanks to large windows that create a bright and airy atmosphere throughout the day. The room is thoughtfully designed to accommodate both comfortable seating arrangements and a dining area, making it an ideal space for relaxing with family or entertaining guests.

Adjacent to the living room is a separate, well-appointed kitchen. The kitchen is fitted with a comprehensive range of quality units and work surfaces, providing ample storage and workspace. It includes space for modern appliances such as a cooker, fridge/freezer, and washing machine, ensuring practicality for everyday living.

The property boasts a modern family bathroom, which is presented in excellent condition. It features contemporary fixtures and fittings, including a bath with a shower attachment, a sleek washbasin, and a toilet.

There are two well-sized bedrooms within the property. The principal double bedroom is particularly spacious, providing plenty of room for a large bed, additional furniture, or storage solutions. Its generous size allows for flexible furnishing options and creates a peaceful retreat. The second bedroom is versatile in nature, making it suitable as a guest bedroom, a dedicated home office, or a nursery, depending on your needs.

Additional benefits include designated off-road parking, which provides convenient and secure parking close to the property. The property is situated within a well-maintained and managed residential block, offering peace of mind and a sense of community. The long lease ensures stability and ongoing affordability, making it an attractive option for both first-time buyers and investors.

Set in a tranquil and desirable part of the village, the property enjoys the advantages of a peaceful environment while remaining close to local amenities and transport links.

Barrow upon Soar itself is a highly sought-after village renowned for its vibrant and welcoming community. It boasts an array of excellent local amenities, including a variety of independent shops, traditional pubs, cafes, and well-regarded schools, making it ideal for families and professionals alike. The picturesque riverside setting adds to its charm, providing scenic walks and outdoor leisure opportunities.

Transport links from the village are excellent, with easy access to nearby towns such as Loughborough and Leicester, as well as the motorway network for travel further afield. This combination of rural tranquility, community spirit, and accessibility makes Barrow upon Soar a truly desirable place to live.

Lease information:

978 Years remaining

£86 per month for service charge

Disclaimer

. 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.

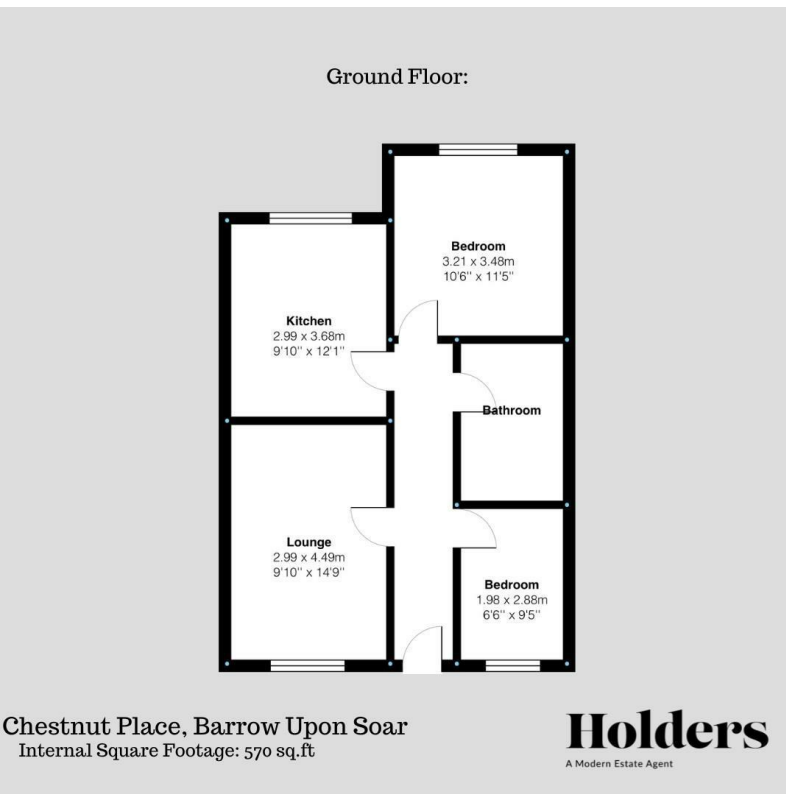
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

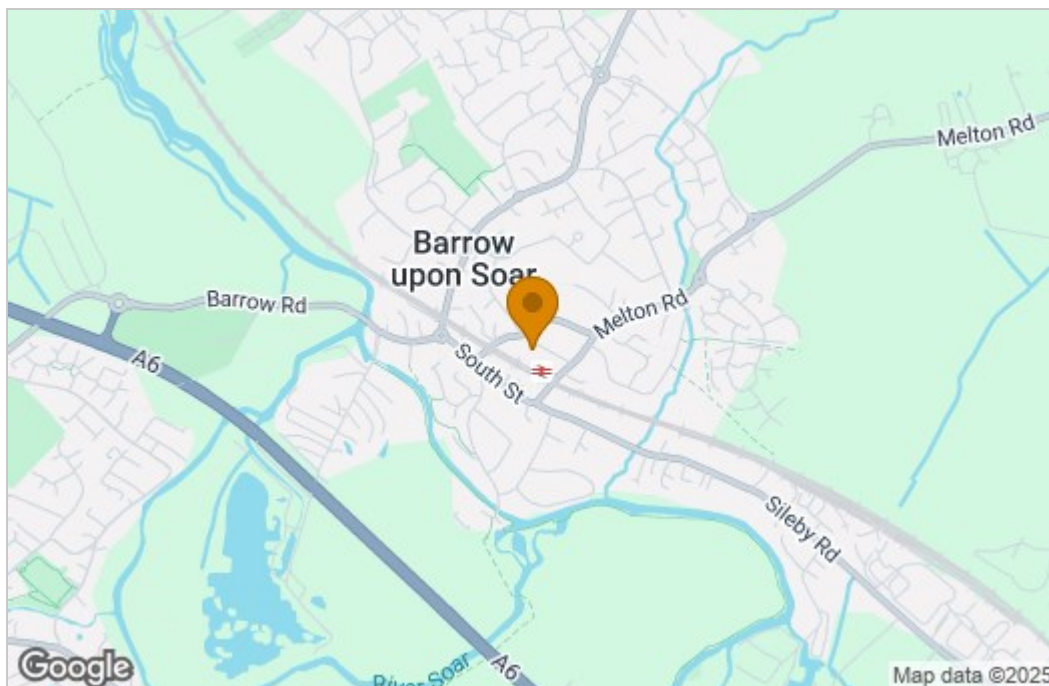
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

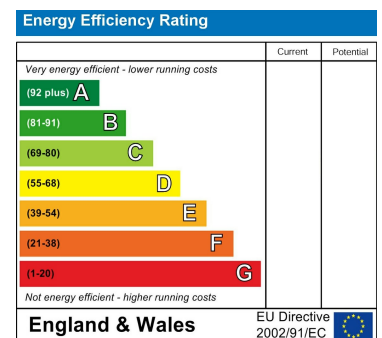
Floor Plan



Area Map



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.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk