



Flint Lane | | Barrow upon Soar | LE12 8GS

Asking price £475,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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A well positioned and superbly presented detached family home, situated in a popular location and featuring a stunning Orangery extension to the rear. The open plan living/dining kitchen is a particular feature of this home, with high quality porcelain flooring spanning the flexible space, overlooking the garden. There is a spacious hallway, separate lounge, w/c, garage, utility Cupboard and a first floor with four double bedrooms, family bathroom and master bedroom having an en-suite shower room. The exterior has a driveway for two cars, a good sized rear garden with astroturf, patio and a magnificent Oak tree. An early viewing is essential, as homes of this type usually sell quickly.

Spacious Family Home

Stunning Orangery Extension

Separate Lounge

Four Double Bedrooms

Driveway for Two Cars

Sought After Position

Open Plan Living/Dining Kitchen

W/c, Garage and Utility Cupboard

En-Suite and Bathroom

Early Viewing a Must!

Entrance Hall

Featuring Parquet style tiled flooring, CCTV system, house alarm and TADO Gas central heating control, along with individual radiator thermostats. There are double doors to the lounge and also the kitchen.

W/C

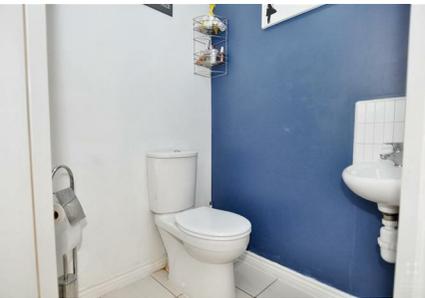
Fitted with a two piece suite comprising low level flush w/c, wash hand basin, along with tiled floor and extractor fan.

Lounge

A spacious living room with dual aspect windows, including a bay to the front, a window at the side and a useful understairs store cupboard.



"Featuring a stunning Orangery extension to the rear"



Living/Dining Kitchen

A superb everyday living and cooking space, with a vast range of wall and base mounted units, with built in electric double oven, gas hob, extractor and space for dishwasher and fridge/freezer. There is ample space for dining table and chairs, living furniture, and a set of folding doors leads to the stunning Orangery. There is a utility cupboard housing the washing machine.

Orangery

A stunning addition to the house, offering a great deal of flexibility, with floor to ceiling windows overlooking the garden, lantern light roof with window and French doors leading out to the garden.

Garage

A large garage with electric up/over door at the front, wall mounted gas central heating boiler and a door leading to the rear garden.

First Floor Landing

A particularly spacious landing, with loft hatch, providing a recently installed timber pull down ladder, accessing the boarded loft, with light point and ample storage.

Bedroom 1

A large master bedroom suite with window to the side and front, a range of fitted wardrobes and access to -

En-Suite

Fitted with a three piece suite comprising W/c, Shower cubicle and wash hand basin. There is a window to the front and extractor fan.

Bedroom 2

A large room with window to the front and a built in wardrobe.

Bedroom 3

A double room with window to the rear.

Bedroom 4

A spacious room with window to the rear, currently used as a study.

Bathroom

Fitted with a four piece suite comprising W/c, wash hand basin, bath and separate double shower cubicle. There is a window to the rear and tiling.



Outside

This attractive property sits in a lovely position towards a no through part of Flint Lane, with a driveway for two cars, A tethered 7.5kw/ph EV charging point and access to the garage. The rear garden has been designed for low maintenance with astroturf, patio and a magnificent Oak tree. (NO TPO on the tree)

The Area

The property is set within a short walk to the village centre, with its vast array of shops, pharmacy, doctors, dentist and mini supermarkets. The train station provides links to Leicester and Loughborough, whilst the excellent road network of the A6 and A606 gives ease of access to the county.

Extra Information

To check the Internet and Mobile coverage you can use the following link:

<https://checker.ofcom.org.uk/en/gb/broadband-coverage>

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

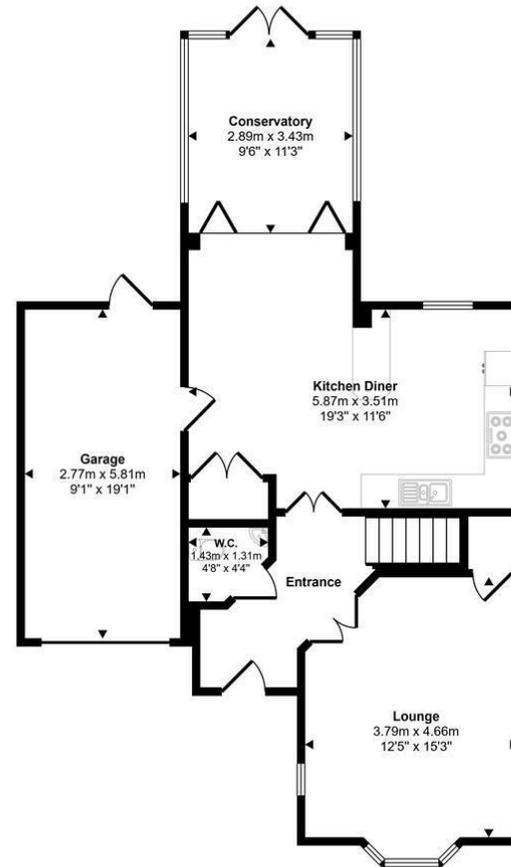


"Situated in a popular location"

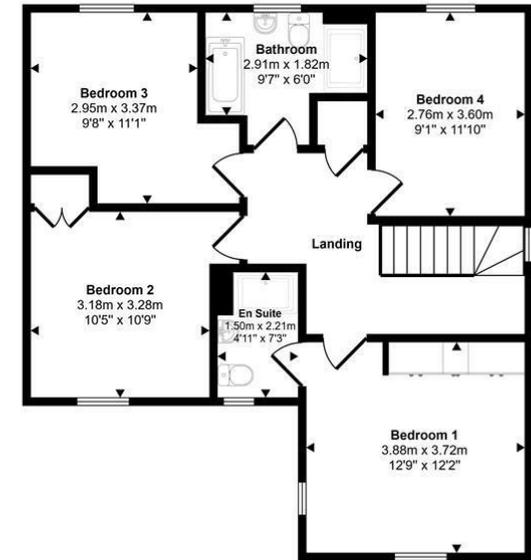




Approx Gross Internal Area
152 sq m / 1633 sq ft



Ground Floor
Approx 80 sq m / 866 sq ft



First Floor
Approx 71 sq m / 766 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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