



Mill Lane, Barrow Upon Soar

welcome to

Mill Lane, Barrow Upon Soar

****FOR SALE**** this truly individual and unique detached residence which is offered for sale with no onward chain and provides flexibly arranged and versatile accommodation with a stunning aspect over the Grand Union Canal to the rear. Call now for a viewing 01509 214686!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of ?6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

The property is entered via a front door which leads into an entrance porch which in turn opens through to an entrance hallway, has an electric wall heater, airing cupboard and doors leading off to all rooms.

L Shaped Lounge Diner

21' 11" maximum x 17' 9" maximum (6.68m maximum x 5.41m maximum)

The L-shaped lounge / dining room is arranged over a split level, has a feature exposed brick wall and wooden panelled ceiling, television aerial point and upvc double-glazed full-length windows to the rear with French doors which open onto the sunroom.

Breakfast Kitchen

14' 7" x 8' 2" (4.45m x 2.49m)

The breakfast kitchen is fitted with a comprehensive range of base and wall mounted units with roll edge work surfaces over. There is an electric hob with extractor hood, double electric oven, one and a half bowl stainless steel sink with drainer and swan neck mixer tap, tiled splashbacks, there is a breakfast bar seating area, high level upvc double glazed windows to the front and a back door which opens onto the rear courtyard.

Utility Room

8' 8" x 8' 1" (2.64m x 2.46m)

The utility room has a range of storage units with work surfaces over, has space and plumbing for a washing machine, tumble dryer and provides useful drying space with an external door leading to the rear courtyard.





Sunroom

19' 8" x 9' 11" (5.99m x 3.02m)
The Sunroom has ceramic tiled flooring, brick base, upvc double glazed windows to the side and rear elevation with double French doors to the rear and a single French door that opens to the side and really makes the most bringing the garden inside the property.

Bedroom One

12' 11" x 11' (3.94m x 3.35m)
Bedroom one has a range of fitted bedroom furniture including built in wardrobes with hanging rails and shelving, drawer units, electric wall heater upvc double glazed window to the rear and a door to the ensuite.

Ensuite

12' 4" x 4' 6" maximum (3.76m x 1.37m maximum)
The ensuite is fitted with a four-piece suite comprises of wash hand basin, low level wc, bidet, shower enclosure with shower over, electric wall heater and upvc double glazed window to the side.



Bedroom Two

14' 7" x 11' (4.45m x 3.35m)
Bedroom two has a high level upvc double glazed window to the side, electric wall heater, two door built in wardrobes with hanging rails and shelving.

Bedroom Three

Bedroom three has an electric wall heater and a window which overlooks the rear garden.

Shower room

The shower room is partially tiled, has a suite that comprises of corner shower cubicle with shower over, wash hand basin, low level wc.

Outside

A particular feature of the property is the outside space. To the front there is a block paved driveway providing ample offroad parking and access to the detached garage, with additional storage rooms with side gated access to the rear.

Rear Garden

The rear garden is a delightful space having side gated access from the front, a patio seating area which leads onto a shaped lawn with well stocked and established borders, a timber garden shed and a picket fence with hedging to the rear which opens onto the Grand Union Canal.
The property backs onto the Grand Union Canal and has the potential for mooring rights subject to application for relevant licensing.

Garage

19' 8" x 8' 3" maximum (5.99m x 2.51m maximum)
There is an electric door to the front and provides useful storage space, power and light and access to useful cupboard storage. There is also an additional storage room with access from the front.



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Mill Lane, Barrow Upon Soar

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INDIVIDUAL DETACHED BUNGALOW
- ASPECT OVER THE GRAND UNION CANAL

Tenure: Freehold EPC Rating: D

guide price

£380,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH114641 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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