

Bars Hill

Costock, Loughborough, LE12 6XY

John German



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Offers in excess of £600,000



Offering versatile and sizeable family living, this superbly appointed, executive detached property would make an ideal purchase for growing or established families, executive couples or multi-generational living.

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The property is located within close proximity to the well regarded Costock C of E Primary School, St. Giles Church and "The Generous Briton" Public House & Restaurant. Further amenities including shops, boutiques, pubs and restaurants, can be found in nearby East Leake (approx. 2 miles away). accessed via the A60. There are also plenty of green spaces for walking and cycling. Public transport well catered for by regular bus service to the major conurbations of Nottingham and Loughborough (approx. 30-minute bus ride either way); commuter access to the M1, A46 and A6 is excellent. Loughborough Railway Station, East Midlands Parkway and East Midlands Airport are all within 20 minutes by car.

The ground floor of this home boasts several impressive features, starting with a spacious lounge, a cosy log-burning stove, and doors leading to a generous garden room. Stretching across the rear of the property, this bright and versatile space benefits from underfloor heating, garden views, and two sets of patio doors that open onto the outdoor area. The kitchen and dining area is both stylish and functional, featuring a range of eye-level and base units complemented by sleek work surfaces that extend into a convenient breakfast bar. Integrated appliances include an oven, hob, overhead extractor fan, and dishwasher.

Upstairs, the first-floor hosts five of the home's seven well-proportioned bedrooms. Two of these enjoy en-suite shower rooms, while the remaining bedrooms are served by a family bathroom, which includes a panelled bath with an overhead shower, a low-level WC, a vanity hand wash basin, and a heated towel rail. The landing wraps around the central staircase, which leads to the top floor. Here, two further generously sized double bedrooms can be found, along with an additional shower room.

Externally, the garden provides a wonderful space for relaxing or entertaining, offers great privacy and incorporates both a recently laid patio and lawn, and well planted and maintained borders. There is gated access which leads round to the front driveway and double garage which has a power source and electric car charging point.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



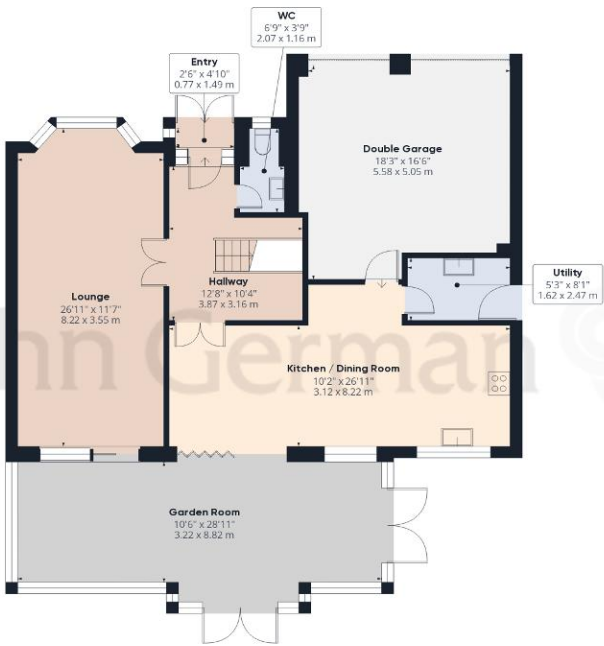




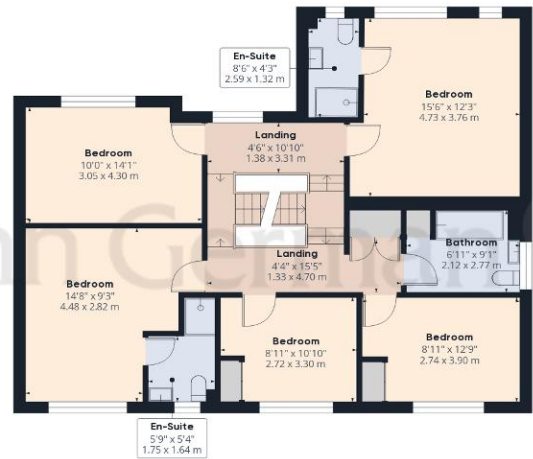




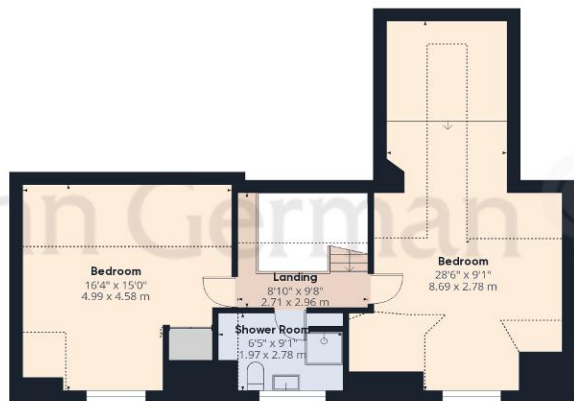




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3084.82 ft²

286.59 m²

Reduced headroom

258.43 ft²

24.01 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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