



Melton Road,
Barrow upon Soar



£500,000

- LARGE DETACHED COTTAGE
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- LARGE STUDIO GARDEN ROOM
- ENCLOSED TWO CAR DRIVEWAY
- CENTRAL VILLAGE LOCATION
- FREEHOLD
- EPC rating D



'Stanbury Cottage' is a charming place, formerly three cottages and now one large home having been modernised some years before, making it a great prospect for the young and growing family or professional couple etc.

The property sits width ways upon a generous plot which includes a mature garden with covered sitting area and incorporates a garden entertainment room with bi-fold doors also lending itself to use as a home gym, studio or even home based business such as a beauty therapist, hairdresser ro dog groomer etc.

The home enjoys three separate reception rooms allowing for versatile living with two of which having French doors leading out in to the garden ideal for summer entertaining.

You enter the property through the front hallway, having solid wood flooring, access to a single cellar, staircase to the first floor and handy ground floor wc.

The generous lounge enjoys two windows flooding the room with light along with multi panelled double doors leading in to an extended part of the property which forms a very pleasant garden room with vaulted timber clad ceiling, living flame effect gas fireplace, tiled floor, fitted book shelving, contemporary radiator and those doors leading out to the garden.



There is a separate dining room which also could be utilised as a home office whilst the dining kitchen features quality quartz work surfaces, integrated appliances including stainless steel Neff electric double ovens, four ring induction hob, dishwasher and washing machine. Fitted wine rack, window shutters, space for a dining table and American style fridge freezer and a vertical brushed stainless steel contemporary radiator.

Upstairs there are four bedrooms (two double, one three quarter and one single) with bedroom one enjoying an en-suite bathroom having a spa style corner bath, floating bowl style sink and separate shower enclosure, low level wc and fully tiled walls. The en-suite incorporates a timber electrically operated two person sauna with internal lighting, operational controls (please note: although this is untested, we have been informed the sauna is operational).

Bedroom two has a range of built in wardrobes and the main family bathroom includes a corner bath and separate shower enclosure with Triton electric shower.

The mature pretty gardens sit to the left hand side of the property and include a raised composite decked which runs in to the covered sitting area, a lower lawn surrounded by attractive borders, shrubs, flowers and maturing trees and pathways leading down to a paved patio with pergola with climbing plants and this sits along side the garden entertainment room, which has a vaulted polycarbonate roof and is of brick and uPVC double glazed construction, tiled floor, light and power and could double as a garage or motorcycle store etc.

Electrically operated gates slide to reveal a fully enclosed paved driveway with parking for two cars, this includes a brick built storage outbuilding and outside lights.

Good to know: The property has uPVC double glazing throughout. Gas central heating powered by a combination boiler located in the ground floor wc. For sale with no chain.

To find the property, from the A6 dual carriageway, proceed in to Barrow Upon Soar turning right at the roundabout on to South Street and next left in to Melton Road where the property is situated on the right hand side identified by the agent's 'For Sale' board.



ENTRANCE HALL 4.16m x 2.59m (13'7" x 8'6")

GROUND FLOOR WC 1.68m x 0.85m (5'6" x 2'10")

LOUNGE 5.97m x 4.02m (19'7" x 13'2")

GARDEN ROOM 4.34m x 3.98m (14'2" x 13'1")

DINING ROOM 4.02m x 3.32m (13'2" x 10'11")

DINING KITCHEN 3.96m x 3.60m (13'0" x 11'10")

BEDROOM ONE 4.02m x 3.05m (13'2" x 10'0")

BEDROOM TWO 3.54m x 3.35m (11'7" x 11'0")

BEDROOM THREE 3.05m x 2.78m (10'0" x 9'1")

BEDROOM FOUR 3.35m x 3.04m (11'0" x 10'0")

FAMILY BATHROOM 2.54m x 2.18m (8'4" x 7'2")

OUTSIDE ENTERTAINMENT ROOM 6.05m x 5.03m (19'10" x 16'6")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band E.

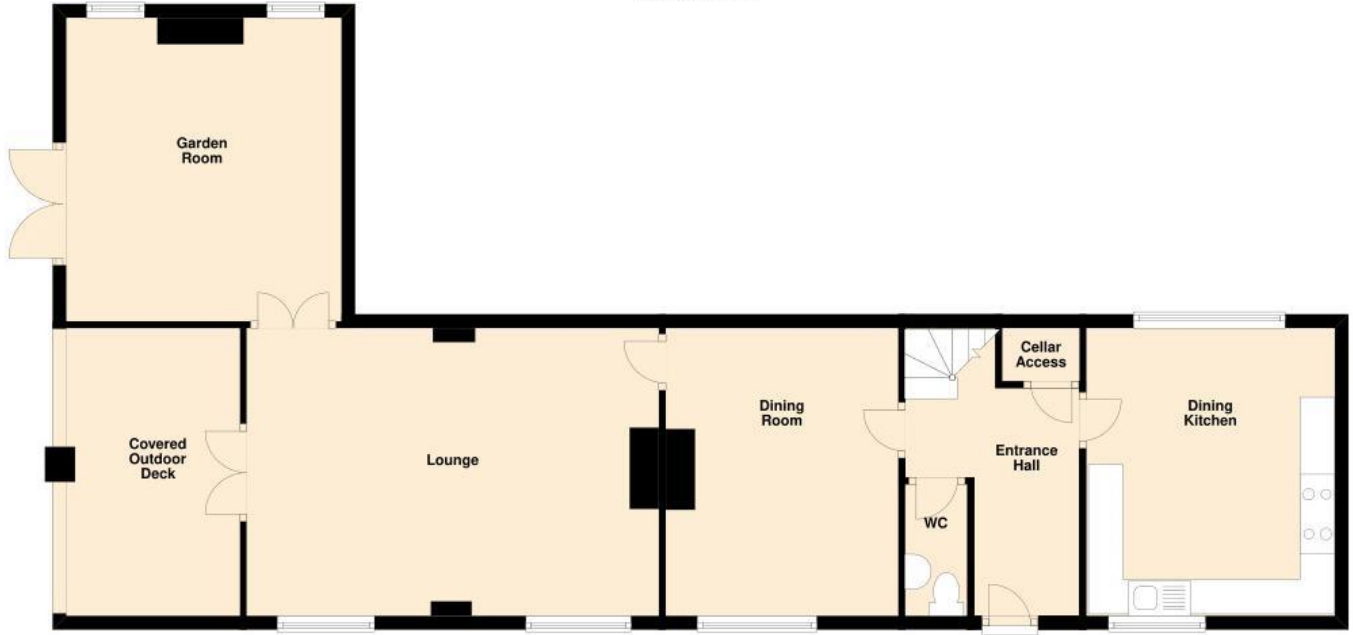
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REFERRALS

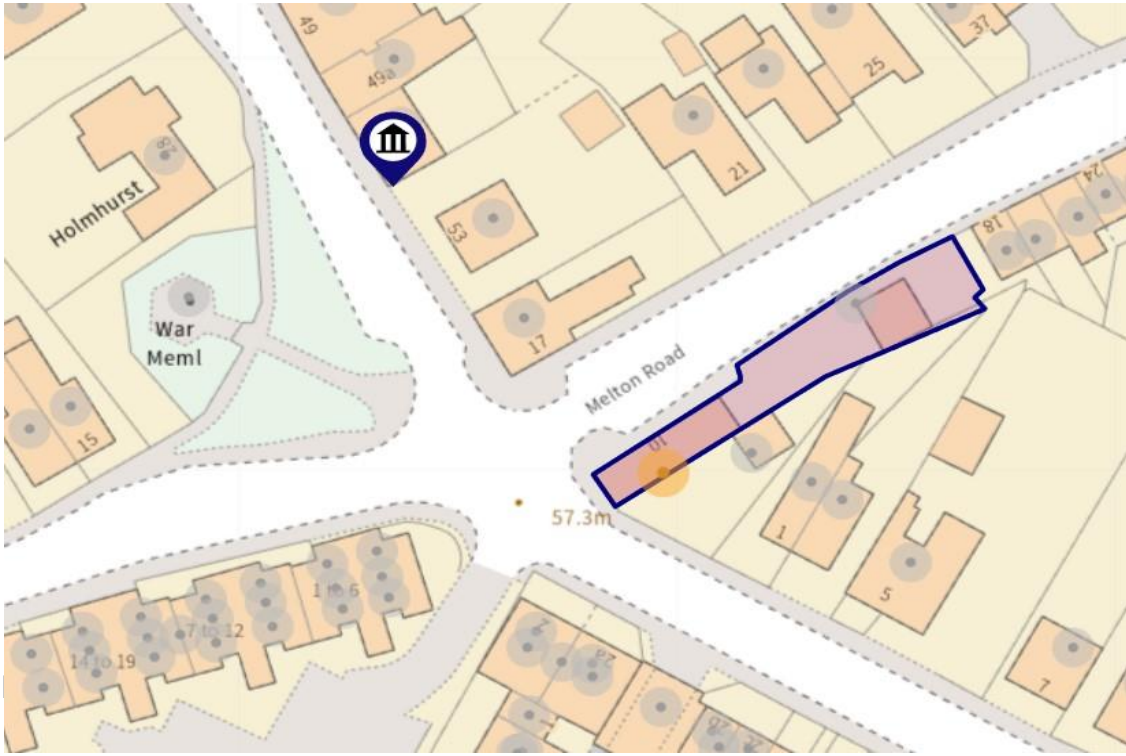
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Ground Floor



First Floor





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk