

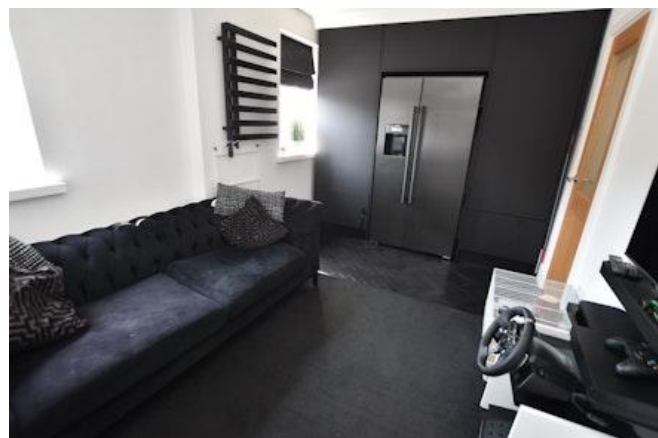


South Street,
Barrow upon Soar



£490,000

- FOUR BEDROOM DETACHED
- EXCEPTIONAL LEVELS OF FINISH
- CIRCA 1,400 SQUARE FEET
- FEATURE KITCHEN DINER
- UNDERFLOOR HEATING
- TWO EN-SUITES
- FREEHOLD
- EPC rating C



Completely transformed from its purchase a few years ago, this four bedroom family home has been luxuriantly appointed both internally and externally with landscaped garden, a kitchen diner to "die for" and a residence that exudes quality throughout. There are two en-suites, a family room and presentation levels are way above a standard builder - So if you are seeking a bespoke residence with individuality and quality, look no further!

Initially on entry, via the composite door, the hallway gives the first clues to the individuality and design features that exist throughout, with an open timber separating the hall from the kitchen diner. The luxury vinyl floor covering is in a herringbone pattern and this continues through to the lounge. The lounge has a media wall, air conditioning and electric fire with real flame effect. Six cupboards beneath plinth shelving, wood panelling effect and bi-fold doors, an ideal entertainment space.

In old money the kitchen diner is nearly thirty feet in width and to the kitchen section there are Siemens Studio Line appliances including double oven and coffee machine with drawer units, four ring induction Bora hob with a central down draft extraction unit. Marble work surfaces combined with sills and splash backs, Quooker tap, dishwasher with larder cupboard adjacent which houses the Worcester gas central heating boiler. The kitchen area has LED lighting with dimmer, large stunning 20mm Porcelanosa floor tiles befitting of an executive home and heated from beneath, these follow through to the dining section with a second pair of bi-fold doors. A bar area with integrated fridge, cupboards and shelving.



The family room is open to interpretation with regards its use and has two cupboards which discreetly house the washing machine and tumble dryer with a central section for a fridge freezer. Finally is the WC which has a Roca suite and the HIVE system is located here.

At first floor, the stairs have a shaped timber spindle balustrade, whilst the landing has a glass balustrade with contrasting timber banister. Also on the landing is the pressurised hot water system.

The main bedroom is impressive in its size and has two double wardrobes with en-suite facilities including shower cubicle with dual headed mains shower within. Bedroom two also has an en-suite and is a second double with the architectural feature of the porthole window on the end gable and Velux roof light in the en-suite itself.

Bedroom three has a built in double wardrobe that faces the rear whilst bedroom four is to the front and has accent wallpaper to the end gable.

The family bathroom has an oversized bath, wash hand basin and low level WC and four recessed LED lights.

To the outside, at the front, a coloured stone path leads to the front entrance door. At the rear, a landscaped low maintenance garden has a lower patio area and upper garden section with artificial lawn, then to the top right corner there is decking. A boundary wall has been cleverly designed with brick walling and timber struts with uPVC panelling. The garden is private and not overlooked from beyond and there is a timber shed. To the left hand elevation is the parking with a driveway for two vehicles.



HALL 4.74m x 2.34m (15'7" x 7'8")

LOUNGE 5.36m x 3.65m (17'7" x 12'0")

FAMILY ROOM 3.18m x 2.55m (10'5" x 8'5")

KITCHEN DINER 8.79m x 2.93m (28'10" x 9'7")

GROUND FLOOR WC 1.39m x 0.77m (4'7" x 2'6")

BEDROOM ONE 4.09m x 3.27m (13'5" x 10'8")

EN-SUITE 1.88m x 1.72m (6'2" x 5'7")

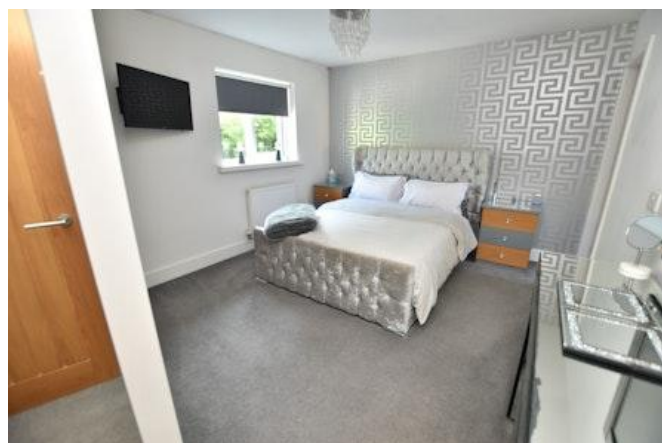
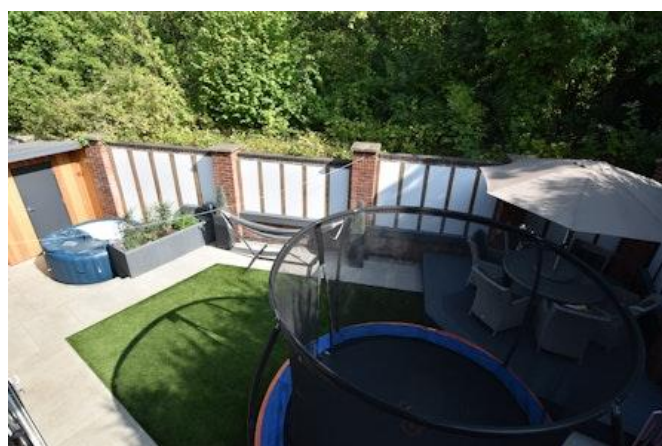
BEDROOM TWO 3.28m x 3.3m (10'10" x 10'10")

EN-SUITE 4.57m x 1.76m (15'0" x 5'10")

BEDROOM THREE 2.88m x 2.61m (9'5" x 8'7")

BEDROOM FOUR 2.26m x 2.26m (7'5" x 7'5")

BATHROOM 2.26m x 1.81m (7'5" x 5'11")





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.

DISCLAIMER

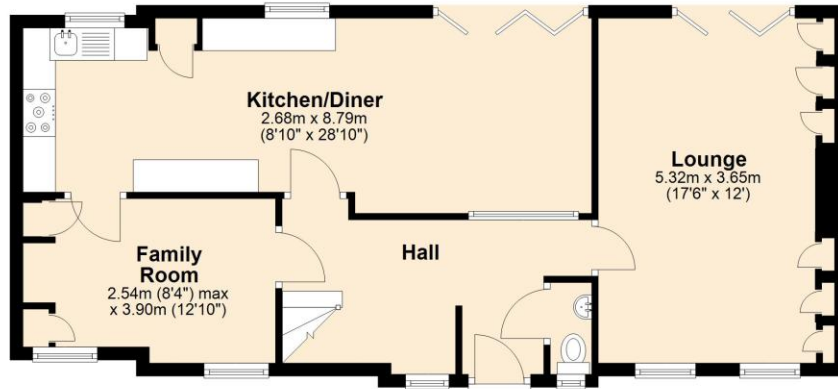
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REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

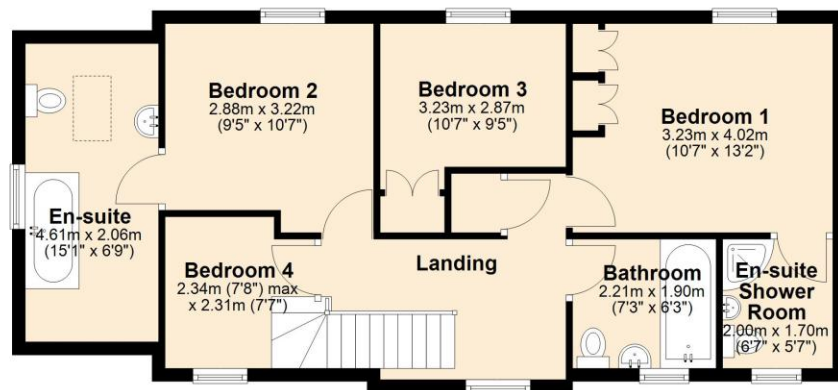
Ground Floor

Approx. 66.9 sq. metres (719.7 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.8 sq. feet)



Total area: approx. 132.0 sq. metres (1420.5 sq. feet)





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