



Sinclair

16 Roman Close, Barrow Upon Soar, Leicestershire, LE12 8XY

£410,000

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Property at a glance

- Four Well Proportioned Bedrooms
- Immaculately Kept
- Stylish Refitted Kitchen
- Separate Sitting / Dining Room
- Cul De Sac Setting
- Larger Than The Average Plot
- Council Tax Band*: E
- Price: £410,000

Overview

Occupying a pleasant end position within the cul-de-sac and sitting on a larger than average plot this immaculately kept family home offering accommodation which in brief comprises: reception hall, downstairs cloakroom / WC, front to rear living room, further reception room which is currently used as an additional family room and could also be used as a separate dining room and a refitted stylish family breakfast kitchen. On the first floor a landing gives way to four well proportioned bedrooms with an en-suite to the master and family bathroom. The plot and position of the property is a particular feature of sale with gardens to the front, side and rear being beautifully maintained. Driveway providing off road car standing, garaging and additional parking to the side of the property.

Location**

Barrow upon Soar is a larger village in the Soar Valley between Leicester and Loughborough. It has a population of around 5,000 and is part of the Charnwood district and famous for a plesiosaur excavated there in 1851. It lies on the east bank of the River Soar which attracts fishing, boaters and water enthusiasts alike. The village is well serviced with a supermarket, gift shops, various takeaways and public houses to suit. There is a childrens nursery, primary school, secondary school and community centre, football club and cricket ground and host of other clubs and groups. The village benefits from its own train station and the Ivanhoe Line gives access to Loughborough, Leicester and Nottingham. Nearest Airport: East Midlands (11.9 miles). Nearest Train Station: Barrow. Nearest Town/City: Loughborough (3.4 miles). Nearest Motorway Access: M1 (J23)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

uPVC double glazed entrance door with inset opaque glass window (2022) through to the reception hall.

RECEPTION HALL

The reception hall has a balustrade staircase accessing the first floor and under stair storage cupboard. Doors with chrome handles accessing the downstairs cloakroom / WC, main living room, a further family room (dining room) and refitted breakfast kitchen. Wood veneer flooring and radiator.

DOWNSTAIRS CLOAKS / WC

The downstairs cloakroom is fitted with a white two piece suite comprising: low flush WC, pedestal wash hand basin with chrome taps, tiled flooring, radiator and uPVC double glazed opaque glass window to the front elevation.

LIVING ROOM

21'7" x 11'3" (6.58m x 3.43m)

uPVC double glazed bay window to the front elevation, feature fireplace with an inset life flame coal effect gas fed fire (2021), two radiators, uPVC double glazed french patio doors overlooking and accessing the garden.

RECEPTION ROOM TWO / FAMILY ROOM

12'5" x 10' (3.78m x 3.05m)

(Not including bay window)

This reception room is currently used as an additional family / sitting room but could also be utilised as a separate dining room if preferred. uPVC double glazed bay window to the front elevation and radiator.

OPEN PLAN FAMILY BREAKFAST KITCHEN

11' x 14'7" max (3.35m x 4.45m max)

The breakfast kitchen has been refitted (2019) with stylish handleless fitted units to the wall and base with ample storage and pan drawers, there is space saving corner units, integrated appliances including a stainless steel gas hob with extractor fan over, double eye level oven and grill, fridge and freezer, there is a further utility cupboard with a built in washing machine. One and a half bowl single drainer stainless steel sink unit with chrome mixer tap over, under unit lighting, radiator, tiled flooring and uPVC double glazed french patio doors overlooking and accessing the garden and patio area.

ON THE FIRST FLOOR

On the first floor a landing gives way to four well proportioned bedrooms with en-suite to the

master, family bathroom, airing cupboard housing the hot water system and gas fed boiler. Loft access hatch with a fitted pull down ladder.

MASTER BEDROOM

13'2" x 11'3" (4.01m x 3.43m)

(To the front of wardrobe / cupboards)

The bedroom enjoys a dual aspect with windows to the front and side elevations, range of fitted wardrobe / cupboards, radiator and door accessing the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a white three piece suite comprising: double width shower cubicle with thermostatic shower and door screening. Low flush WC with push button flush, pedestal wash hand basin with chrome mixer tap, tiled flooring, radiator and uPVC double glazed opaque glass window to the side elevation.

BEDROOM TWO

10'8" x 11'5" (3.25m x 3.48m)

uPVC double glazed window to the front elevation, radiator and a range of fitted wardrobe / cupboards.

BEDROOM THREE

12'4" x 13'2" (3.76m x 4.01m)

(To the front of wardrobe / cupboards and including the stair recess storage).

Irregular shaped room with measurements taken to the maximum points. Two uPVC double glazed windows to the front elevation, range of fitted wardrobe / cupboards, radiator and alcove recess over the stairs.

BEDROOM FOUR

8'10" x 7'9" (2.69m x 2.36m)

(To the front of wardrobe / cupboards)

uPVC double glazed window to the rear elevation overlooking the garden, radiator and fitted wardrobe / cupboards.

FAMILY BATHROOM

The family bathroom is fitted with a white three piece suite comprising: panel bath with chrome mixer shower tap and tiled surround. Low flush WC with push button flush, pedestal wash hand basin with chrome mixer tap, tiled flooring, tiled splash backs, radiator and uPVC double glazed opaque glass window to the rear elevation.

OUTSIDE

The property occupies a pleasant position at the end of the cul-de-sac, well proportioned plot. The gardens are well manicured with shaped lawned areas to the front and side, driveway providing off road car standing leading to the garaging. There is an additional parking space to the side and a variety of plants and shrubs.

To the rear of the property is a shaped slabbed patio area to the rear of the lounge and breakfast kitchen and a garden beyond laid mainly to lawn. There are planting borders, variety of plants shrubs and trees. Timber screen fencing and a further Astro turfed play area to the side of the property.

The garage is brick built with electric light, power and up and over doors. The garage is 17' 1" x 8' 2" with rafter storage and electric light and power.



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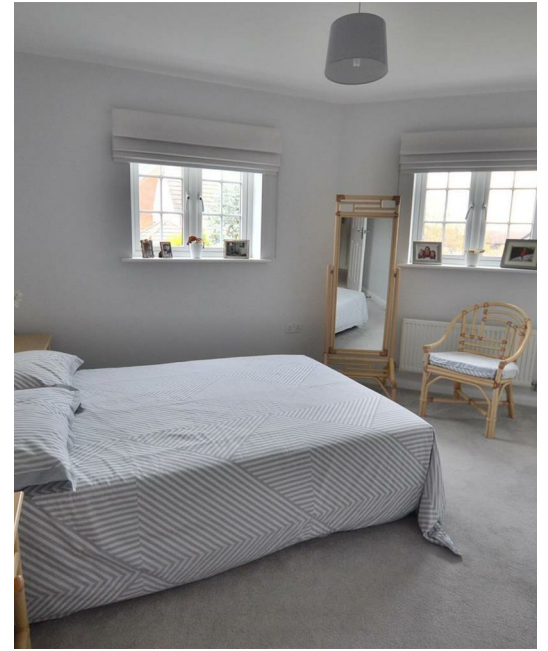


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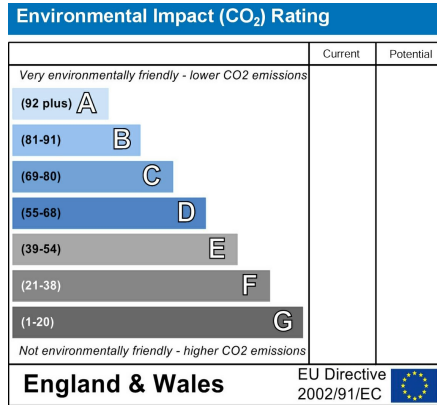
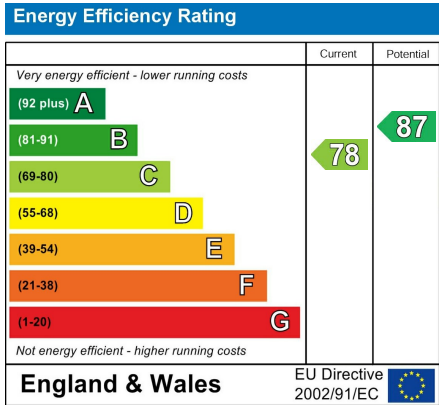


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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Tenure

We are advised by the vendor(s) that the premises are Freehold

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