



Sinclair

7 Mill Lane, Barrow Upon Soar, Leicestershire, LE12 8LQ

£320,000

01509 812777 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)



## Property at a glance

- Extended To Rear
- Converted Attic Space
- Two Bathrooms
- Council Tax Band\*: C
- Period Property
- Three Bedrooms
- Favoured Village
- Price: £320,000

## Overview

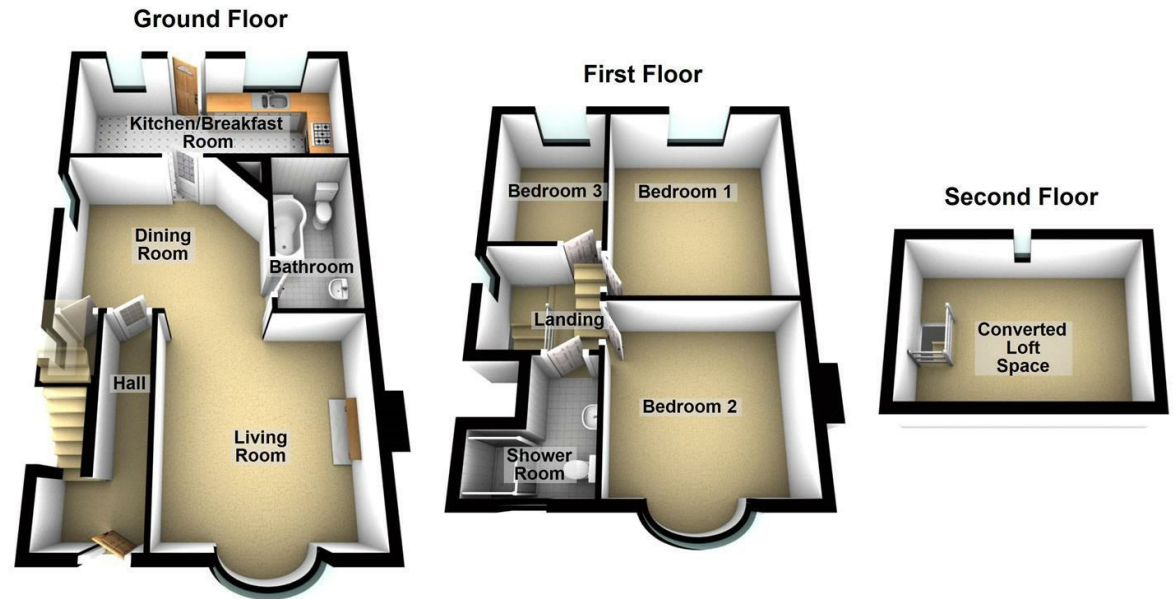
A fantastic extended family home with flexible open plan living to the ground floor including breakfast kitchen, open living space with lounge and dining areas, downstairs bathroom in addition to a first floor shower room and three bedrooms; the loft has been converted and makes a useable space currently used as an office. The traditional bay fronted property has block paved driveway to the front providing off road car standing and a pleasant, well proportioned enclosed private garden to the rear. Situated in the ever popular village of Barrow Upon Soar with ease of access to the village centre, River Soar walks and Train Station makes this well presented property is an attractive purchase.

## 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

### DETAILED ACCOMMODATION

Stylish entrance door with inset double glazed and opaque glass windows and additional security spy hole with chrome furniture through to the entrance hall.

### ENTRANCE HALL

The entrance hall has cloaks hanging space, radiator, balustrade staircase accessing the first floor and a hard wood veneered wood strip floor, wood strip panel door accessing the dining area of the open plan living space.

### DINING ROOM

10'4" x 12'8" (3.15m x 3.86m)

uPVC double glazed window to the side elevation, radiator, recess display alcove to a chimney breast, wood strip doors accessing an under stairs storage cupboard with wall mounted Worcester combination gas fed boiler and meters, uPVC double glazed window to the side elevation. Access from the dining room to the living room, extended family breakfast kitchen and downstairs bathroom.

### LIVING ROOM

12'0" x 12'0" (3.66m x 3.66m)

(Not including bay window and to the side of chimney breast)  
uPVC double glazed walk in bay window to the front elevation with feature stain glass and leaded light window pane, radiator, picture railing, feature fireplace with granite hearth, wooden sides and over mantel and an inset period style open fireplace and grate with inset decorative tiles.

### EXTENDED FAMILY BREAKFAST KITCHEN

17'9" x 7'8" (5.41m x 2.34m)

The breakfast kitchen has a composite single drainer sink unit with chrome mixer tap over and cupboards under, beech effect units to the wall and base with chrome bar handles, roll edge work surface and tiled surround, gas and electric cooker point, stainless steel splash back and matching extractor canopy hood over with plinth and down lighting, plumbing for washing machine, space for an American style fridge freezer, uPVC double glazed window to the rear elevation with views of the garden, tiled flooring which continues to the breakfast area with a radiator, addition uPVC double glazed window overlooking the garden and door accessing the garden. This room has a feature pitched roof with two double glazed velux skylight windows offering plenty of natural light to the space.

### BATHROOM

The bathroom has been refitted with a contemporary white three piece suite comprising: P

shaped panel bath with chrome mixer shower tap, low flush w.c., pedestal wash hand basin with chrome mixer tap, tiled splash back, radiator, inset spotlights to ceiling, wall mounted and mirror fronted storage unit.

### ON THE FIRST FLOOR

On the first floor a landing gives way to wood strip panel doors accessing three double bedrooms and shower room, loft access hatch with pull down ladder leading to a converted loft soace/ hobby room (currently used as an office)  
uPVC double glazed opaque glass window to the side elevation.

### LOFT SPACE/ HOBBY ROOM

13'9" x 13'6" (some restricted head height) (3.96m'2.74m x 3.96m'1.83m (some restricted head he)

Double glazed Velux window with fitted blinds. Electric light and power. Eaves storage.

### REAR BEDROOM ONE

12'9" x 11'1" (3.89m x 3.38m)

uPVC double glazed window to the rear elevation with pleasant mature rear aspect and views over the garden, radiator and picture rail.

### VIEW FROM BEDROOMS 1 & 3

### FRONT BEDROOM TWO

12'4" x 10'10" (3.76m x 3.30m)

(To the side of chimney breast and in to bay window)

uPVC double glazed walk in bay window with feature stain glass and leaded light window pane to the front elevation, radiator and picture rail.

### BEDROOM THREE

9'2" x 6'10" (2.79m x 2.08m)

uPVC double glazed window to the rear elevation with pleasant mature rear aspect and views over the garden. Radiator.

### SHOWER ROOM

The shower room is fitted with a white contemporary three piece suite comprising: walk in shower unit with thermostatic shower and a rose head drencher style shower fitting, low flush w.c., pedestal wash hand basin with chrome mono block tap and tiled splash backs. uPVC double glazed opaque glass window to the front elevation with feature stain glass and leaded light window pane, radiator and an additional chrome towel rail.

### OUTSIDE

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To the front of the property is a blocked paved driveway with brick and pillar retaining side walls, gated side access leading to the rear and an electric vehicle charging point.

The garden to the rear is a particular feature being mature, well proportioned and offers privacy to the plot. There is a natural stone slabbed pathway, steps leading to the main garden which is laid mainly to lawn, timber screen fencing, the rear of the garden is a tree lined aspect, raised timber decked BBQ and seating area and timber built shed with electric.



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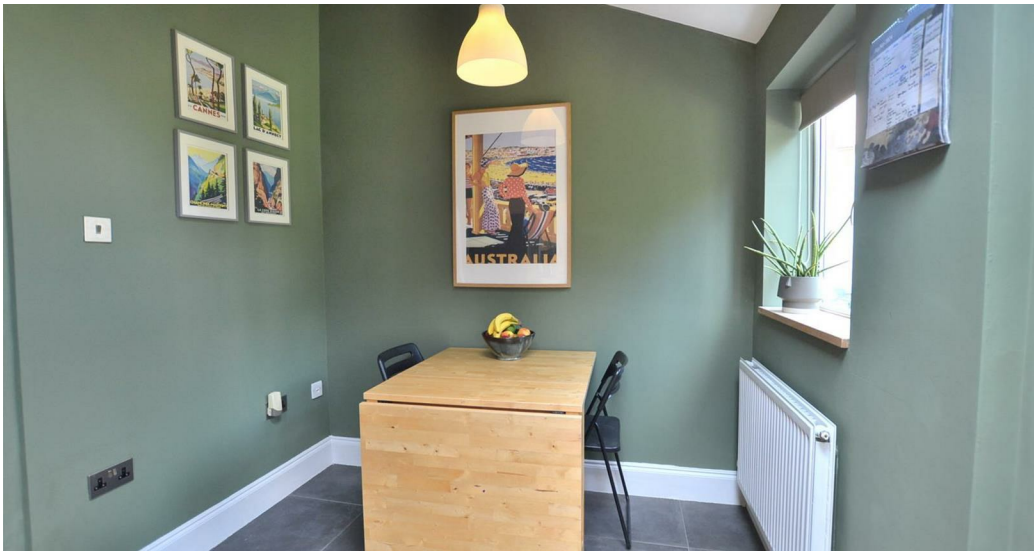




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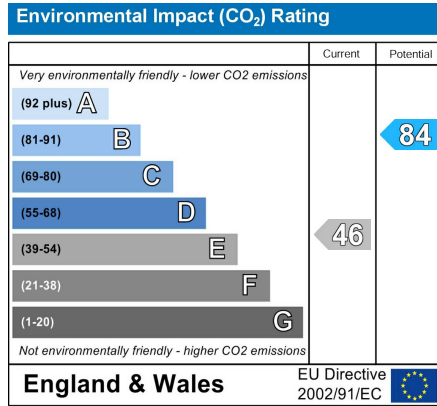
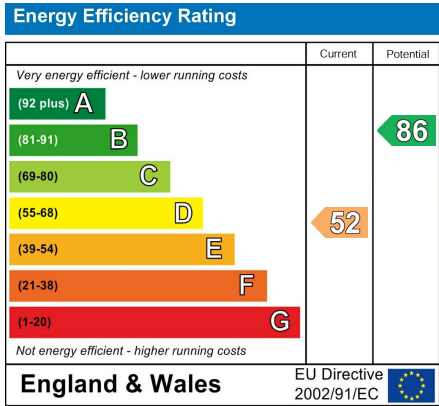
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### Fixture & Fittings

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

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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

\*\* All distances have been taken from Google maps and must be taken as approximate.

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Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

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

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