



Sinclair



'The Priest House', 45 Church Street, Barrow Upon Soar, Leicestershire,
LE12 8HP

£360,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Character Residence
- Separate Snug
- Beautifully Maintained Throughout
- Council Tax Band*: C
- Beamed Ceilings
- Private and Enclosed Gardens
- Separate Utility Room and WC
- Price: £360,000

Overview

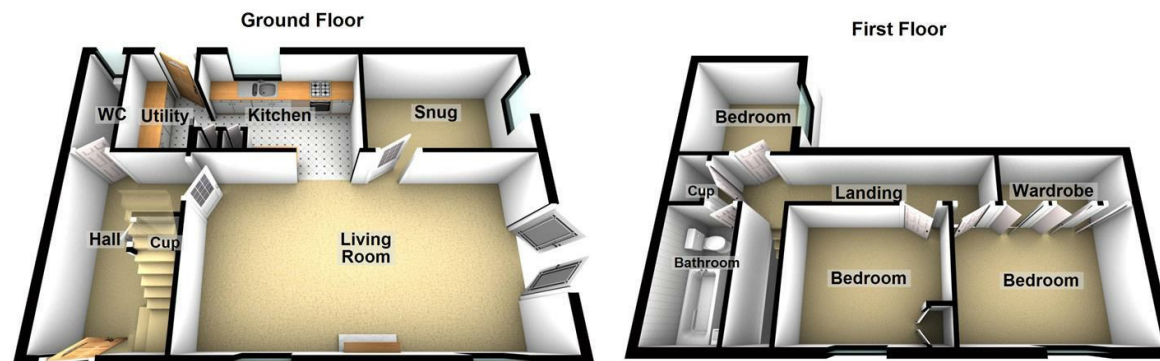
The Priest House forms part of the distinctive St Albans house and former church nestled in the centre of the favoured village of Barrow Upon Soar. The property offers individual and beautifully maintained accommodation which in brief comprises; reception hall, downstairs cloakroom/wc, open plan living space with lounge and dining areas, refitted kitchen with utility room and a separate snug. On the first floor landing gives way to three bedrooms and a bathroom fitted with a white 3-piece suite, Outside the gardens are a particular feature of sale being mature and offering privacy to the plot. The property is situated within ease of access to the village centre and its many amenities.

Location**

Barrow upon Soar is a larger village in the Soar Valley between Leicester and Loughborough. It 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 it's 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

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Entrance door with inset leaded lights, stained glass and opaque glass window through to the reception hall.

RECEPTION HALL

The reception hall has balustrade staircase accessing the first floor, cloaks hanging space, under stairs storage cupboard, radiator, solid timber doors with latch furniture accessing downstairs cloak room/wc and open plan living space.

CLOAKROOM/WC

Fitted with a low flush wc, wash hand basin with chrome mixer tap and tile splashbacks, radiator, double glazed opaque glass window to the rear elevation.

MAIN LIVING SPACE

23'5 x 12'9 (side of chimney breast) (7.14m x 3.89m (side of chimney breast))

This pleasant open space has a beamed ceiling, an ornamental decorative fire surround, radiator, two double glazed windows to the front elevation, double French patio doors with inset double glazed windows overlooking and accessing the private and mature gardens. Open access to the fitted kitchen (utility room off) and door accessing the snug.

FITTED KITCHEN

11'4 x 7'7 (3.45m x 2.31m)

The kitchen is fitted with a one and a half bowl single drainer ceramic sink unit with swan neck mixer tap over and cupboards under, there is a range of fitted units, solid worksurface and complimentary tiled surround, electric hob with oven under and extractor fan over, undercounter space for fridge and freezer units with further worktop space over and storage. There is a utility cupboard and a larder cupboard with pull out soft closing drawers, pan drawers, recessed space for a microwave oven. From the kitchen there is access to the utility room.

UTILITY ROOM

The utility room has matching cupboards to the kitchen, solid wooden worksurface with under counter space for additional appliances and plumbing for washing machine, dishwasher and tumble dryer. There is a wall mounted and concealed combination gas fed boiler, a door with inset double glazed opaque glass windows accessing the garden.

SNUG

11'6 x 7'5 (3.51m x 2.26m)

This room could be used for a number of purposes it is currently used as a playroom but would make an ideal snug or home office space. There is double glazed windows to the rear elevation overlooking the garden, radiator, beamed ceiling.

FIRST FLOOR

There is a landing with solid timber doors with latch furniture accessing three bedrooms, a family bathroom and built in wardrobe/cupboard (with a hanging rail). Three double glazed skylight windows including one at the stairwell providing plenty of natural light to the space, radiator.

BEDROOM ONE

12'3 x 9'4 (front of wardrobe/cupboards) (3.73m x 2.84m (front of wardrobe/cupboards))

Double glazed window to the front elevation and additional double glazed skylight window, radiator, range of fitted wardrobes/cupboards.

BEDROOM TWO

10'10 x 9'3 (3.30m x 2.82m)

Double glazed window to the front elevation, double fitted wardrobe/cupboard, radiator.

BEDROOM THREE

8 x 7'4 (2.44m x 2.24m)

Double glazed window to the side elevation, radiator.

FAMILY BATHROOM

The family bathroom is fitted with a modern white 3-piece suite comprising of a panel bath with chrome mixer tap, thermostatic shower over with drencher showerhead and additional shower head and hose, low flush wc, wash hand basin with chrome mixer taps and tiled splashbacks, heated towel rail, double glazed skylight window.

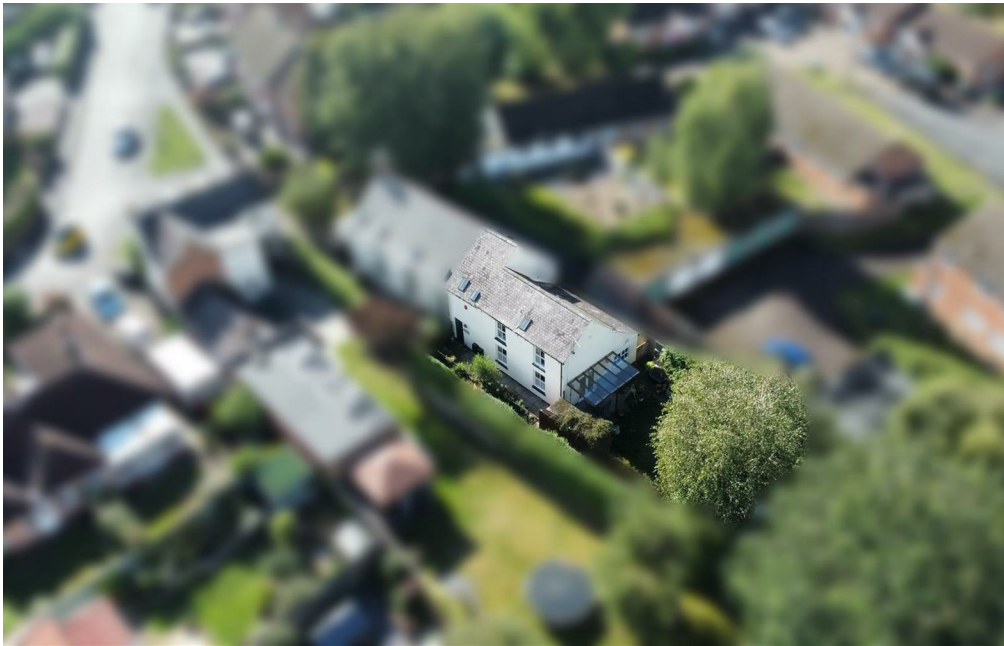
OUTSIDE

To the front of the property there is iron decorative railings with gate leading to the front. There is gated access leading to the main garden.

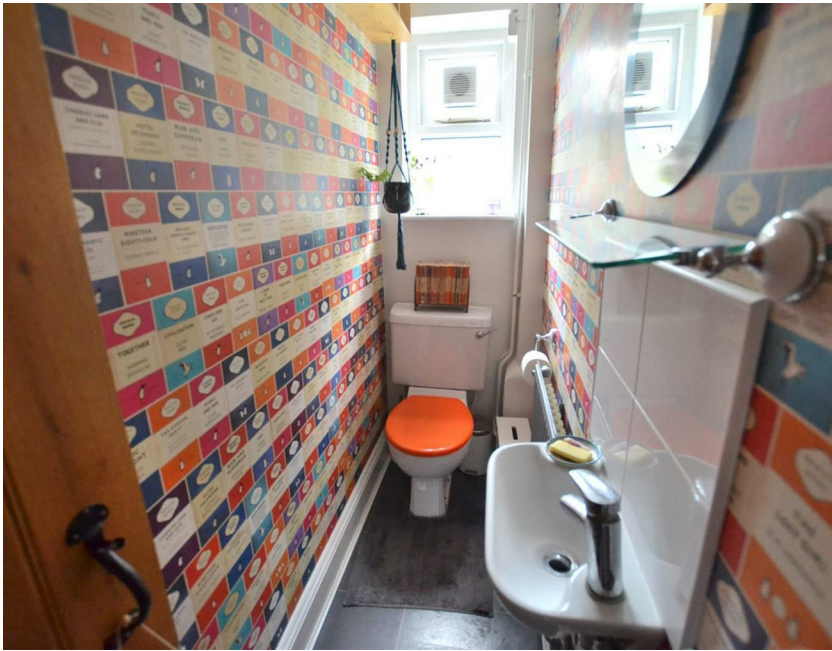
The garden is a particular feature of sale being mature with a variety of plants shrubs and trees to boundaries providing privacy to the plot, there is a patioed area with a covered pergola, outside power points and lighting, a lawned garden beyond, raised planting borders and a further patio to the rear of the boundary. There are two brick built stores and a summer house. There is a pathway to the rear of the property with access to the utility room. It should be noted by perspective purchasers that parking is on street a short distance from the property.

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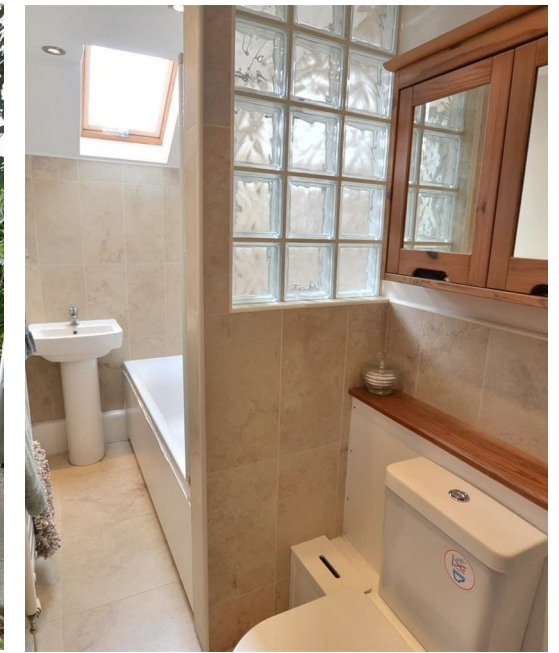


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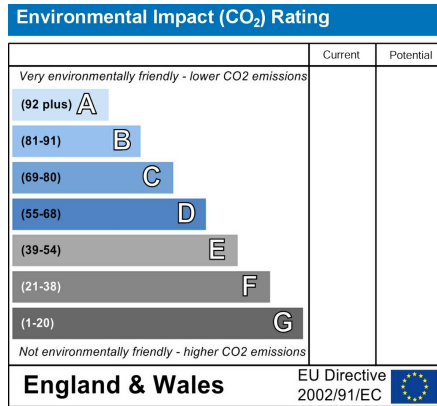
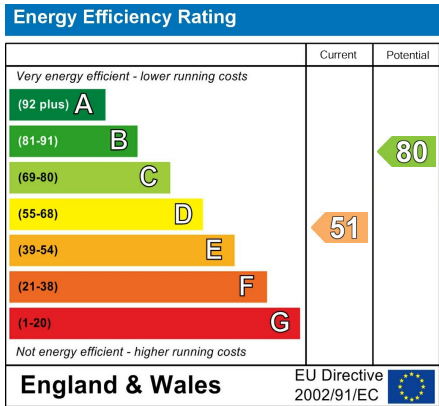


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Fixture & Fittings

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.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

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

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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Thinking of Selling?
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15 High Street, Sileby, Leicestershire, LE12 7RX
Tel: 01509 812777
Email: sileby@sinclairestateagents.co.uk