

# Sinclair



41 Breachfield Road, Barrow Upon Soar, Leicestershire, LE12 8NN

Offers Over £375,000

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

## Property at a glance

- Sough After Village Location
- Study Room
- Family Dining Kitchen
- Council Tax Band\*: D
- Master Bedroom with En-Suite
- Utility and WC
- Four Bedrooms
- Price: £375,000

## Overview

This four bedroom family home is situated in the ever popular village of Barrow Upon Soar and offers accommodation which in brief comprises; porch, living room, family dining kitchen, utility room, downstairs wc, study (part of original garage). On the first floor landing gives way to four bedrooms with an en-suite and dressing room/walk-in wardrobe to the master; and a family bathroom. Outside there is a driveway providing off road car standing and an enclosed and private garden to rear.

## 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.

Ground Floor



First Floor



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## Detailed Accommodation

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uPVC double glazed entrance door with inset window through to the porch.

### PORCH

uPVC double glazed construction, built in storage cupboard, wood flooring, door through to the living room.

### LIVING ROOM

14'4 x 16'8 (including stairs to the first floor a (4.37m x 5.08m (including stairs to the first floor)

There is a feature central fireplace with marble effect hearth and surround and an inset gas fed fire, two radiators, uPVC double glazed bay window, door accessing the family dining kitchen.

### FAMILY DINING KITCHEN

16'9 x 8'11 (5.11m x 2.72m)

The kitchen has a stainless steel sink unit with a chrome mixer tap over and matching drainer with cupboards under, fitted units to the wall and base, roll edge worksurfaces, tiled surround, electric hob with extractor fan over and double oven and grill. Plumbing for dishwasher, uPVC double glazed window, double doors overlooking and accessing the rear garden. There is a door accessing the utility room.

### UTILITY ROOM

9'0 x 6'11 (2.74m x 2.11m )

Single drainer stainless steel sink unit with chrome mixer tap over and cupboard under, concealed gas fed boiler, plumbing for washing machine, space for further appliances, uPVC double glazed window and door to the rear accessing the garden, door accessing the study and wc.

### DOWNSTAIRS WC

Fitted with a low flush wc, uPVC double glazed opaque glass window and radiator.

### STUDY

11'9 x 7'1 (3.58m x 2.16m)

The study has been created from part of the original garage, there is a radiator, uPVC double glazed opaque glass window. Personnel access door to the existing garage space/store room.

### GARAGE SPACE/STORE ROOM

8'3 x 12'0 (2.51m x 3.66m)

Up and over door, electric light and power.

### FIRST FLOOR

On the first floor landing gives way to four bedrooms with dressing room and en-suite to master; and a family bathroom, there is a loft access hatch and store cupboard.

### MASTER BEDROOM

16'1 x 11'9 (4.90m x 3.58m)

uPVC double glazed window, radiator, doors accesing the dressing room/walk-in wardrobe and en-suite. DRESSING ROOM/WALK-IN WARDROBE - 1.91m x 1.55m (6'3" x 5'1").

### MASTER EN-SUITE

6'3" x 5'1" (1.91m x 1.55m)

The en-suite is fitted with a white three piece suite, shower cubicle, pedestal wash hand basin, chrome towel rail, uPVC double glazed opaque glass window.

### BEDROOM TWO

10'1 x 9'10 (front of wardrobe/cupboard) (3.07m x 3.00m (front of wardrobe/cupboard))

uPVC double glazed window overlooking the garden, radiator and double built in wardrobe/cupboard.

### BEDROOM THREE

11'9 x 8'4 (front of wardrobe/cupboard) (3.58m x 2.54m (front of wardrobe/cupboard))

uPVC double glazed window, radiator, built in wardrobe/cupboard.

### BEDROOM FOUR

8'0 x 5'7 minimum 8'10 maximum (2.44m x 1.70m minimum 2.69m maximum)

uPVC double glazed window, radiator, built in storage cupboard.

### FAMILY BATHROOM

Fitted with a white three-piece suite, comprising 'P' shaped panel shower bath with low flush wc, vanity unit surmounted with a wash hand basin with storage under, heated towel rail, uPVC double glazed opaque glass window.

### OUTSIDE

To the front of the property is a block paved driveway providing off road car standing. To the rear there is an enclosed an private garden with slabbed patio granite stone wall, the garden beyond is laid mainly to lawn, there is timber screened fencing to the boundaries and a timber built shed.

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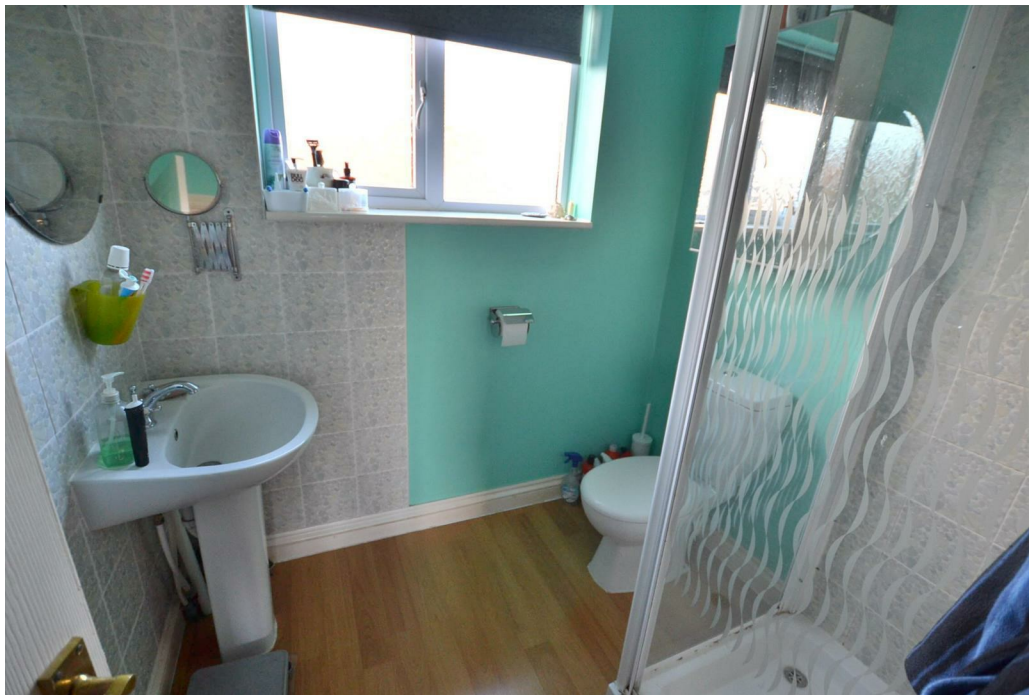
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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\* 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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**Sinclair**

15 High Street, Sileby, Leicestershire, LE12 7RX  
Tel: 01509 812777  
Email: [sileby@sinclairestateagents.co.uk](mailto:sileby@sinclairestateagents.co.uk)