



Sinclair



84 Cotes Road, Barrow Upon Soar, Leicestershire, LE12 8JS

Offers In The Region Of  
£800,000

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

## Property at a glance

- Detached Bungalow
- Flexible Accomodation
- Driveway & Triple Garage
- Council Tax Band\*: G
- Four Bedrooms
- Sought After Village Location
- Three Bathrooms
- Price: £800,000

## Overview

A truly stunning and immaculately kept four bedroom bungalow, set back and situated on the ever sought after Cotes Road with an impressive wide frontage, driveway and triple garage. A bespoke architect design and built in 1996 by JW Ward the property is beautifully maintained by the Vendor the internal accommodation is modernised to a high specification and in brief comprises: reception hall, 25'2" long living room, separate dining room, impressive garden / conservatory room, open plan family breakfast kitchen with additional sitting / snug area and utility room. There are four bedrooms (with en suite to the master) family bathroom and additional shower room adjacent to bedroom four making ideal for visiting guests. Outside the property occupies a beautifully landscaped plot with ample parking to the block paved driveway, walled and gated front access and a low maintenance walled garden to the rear with summerhouse, variety of plants, shrubs and trees. A superb opportunity to acquire a beautiful home.

## 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 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.



Total area: approx. 261.3 sq. metres (2812.2 sq. feet)

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## Detailed Accommodation

Canopy storm porch with entrance door and a feature inset double glazed window and adjacent matching windows through to the reception hall.

### RECEPTION HALL

The reception hall has a radiator, Karndean flooring, doors with nickel plated handles accessing the living room, open plan family breakfast kitchen with additional sitting area, three double bedrooms with an en suite to the master bedroom, a family bathroom, loft access hatch and a range of hand made storage cupboards. There are two radiators.

### LIVING ROOM

25'2" x 16'3" max & 14'8" min (7.67m x 4.95m max & 4.47m min)

(To the side of chimney breast)

Focal fireplace with raised marble hearth, matching back, decorative sides and over mantel. The fireplace is ornamental only but could be reverted back to an open fire if desired. Inset spotlights to ceiling, uPVC double glazed window to the rear elevation enjoying views of the garden, fitted shutter blinds, two radiators, double doors accessing the garden room / conservatory and open access to the separate dining room.

### THE GARDEN ROOM / CONSERVATORY

20'7" x 16'2" (6.27m x 4.93m)

A beautiful room with pitched roof, uPVC double glazed windows set to a brick built base with fitted shutter blinds and panoramic views of the landscaped garden, three radiators, laminate flooring and double glazed double doors accessing the rear garden. There are further double doors accessing the separate dining room.

### SEPARATE DINING ROOM

14'10" x 10'8" (4.52m x 3.25m)

uPVC double glazed windows to the side elevations, fitted blinds, radiator, door accessing the open plan family breakfast kitchen.

### FAMILY BREAKFAST KITCHEN

26'10" x 11'6" min & 13' max (8.18m x 3.51m min & 3.96m max)

This room is a particular feature of the property being open plan, fitted kitchen area, breakfast bar area and sitting area.

The fitted 'Dewhurst' kitchen has a one and a half bowl single drainer stainless steel sink unit with stylish chrome swan neck style mixer tap over, drawers and cupboards under. The sink is set to a granite style surface with matching up stand, range of units to the wall and base with soft close features to the drawers and push closer to the cupboards. Inset De Dietrich five ring induction hob with stainless steel splash back and matching extractor canopy hood over, double Miele matching single ovens, integral dishwasher and inset plate warmer.

The breakfast area has a granite style breakfast bar with built in storage under, which opens to the sitting area.

The sitting area has continued Karndean flooring throughout, under floor heating, radiator, uPVC double glazed windows to the front elevation overlooking the driveway, Beaconfields and beyond and comes with fitted shutter blinds. There is a door accessing the reception hall and from the kitchen area there is door accessing the utility room.

### UTILITY ROOM

11'7" x 10'7" overall measurements (3.53m x 3.23m overall measurements)

This room is L shaped.

Section one: 10'7" x 5'1". Section two: 4' x 6'3". (To the front of built in storage units)

There is an ample range of fitted storage units matching the kitchen with utility cupboards, shelving and drawers, radiator, continued Karndean flooring with under floor heating. Stainless steel single drainer sink unit with swan neck style mixer tap over and cupboards under, plumbing for washing machine, space for a tumble dryer, cloaks hanging space, uPVC double glazed window to the side elevation with fitted shutter blinds, uPVC double glazed door to the side which in turn accesses the garden, bin storage and covered access to the triple garage. From the utility area there is a door accessing a downstairs shower room and bedroom four.

### BEDROOM FOUR

11'1" x 8' (3.38m x 2.44m)

uPVC double glazed window to the side elevation with fitted shutter blinds and radiator. This room would make an ideal guest room being located adjacent to the shower room.

### SHOWER ROOM

The shower room is fitted with a white three piece suite comprising: corner shower cubicle with curved door screening, thermostatic shower with remote activation button, low flush WC with push button flush, wash hand basin with chrome mixer tap, there are tiled walls and uPVC double glazed opaque glass window to the side elevation. Continued Karndean flooring with underfloor heating.

### MASTER BEDROOM

12'11" x 12'8" (3.94m x 3.86m)

(To the front of wardrobe / cupboards)

uPVC double glazed window to the rear elevation enjoying views of the garden with fitted blinds, range of hand made and 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: corner shower cubicle with curved door screening, thermostatic shower with remote activation button, low flush WC with push button flush, wash hand basin with chrome mixer tap, heated chrome towel rail, tiled flooring with underfloor heating, uPVC double glazed double glazed opaque glass window to the side elevation with fitted shutter blinds. The mirror has sliding door to reveal electric shaver point.

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## BEDROOM TWO

11'1" x 10'8" (3.38m x 3.25m)

(To the front of wardrobe / cupboards)

uPVC double glazed window to the front elevation with views over the driveway towards the Beaconfields and countryside beyond, radiator, range of fitted hand made wardrobe / cupboards.

## BEDROOM THREE

11'1" x 10'8" (3.38m x 3.25m)

(To the front of wardrobe / cupboards)

uPVC double glazed window to the front elevation overlooking the driveway with fitted shutter blinds, radiator, range of fitted hand made wardrobe / cupboards.

## FAMILY BATHROOM

The family bathroom is fitted with a white four piece suite comprising: panel bath with chrome mixer taps, shower cubicle with thermostatic shower with remote activation button, low flush WC with push button flush, wash hand basin with chrome mixer tap, tiled flooring with underfloor heating, heated chrome towel rail and tiled walls and uPVC double glazed opaque glass window to the side elevation with fitted shutter blinds.

## OUTSIDE

The property occupies a set back position off the sought after Cotes Road and is located opposite the Beaconfields. There is brick wall, pillar and ornate railings to the front boundary with double electric gated accessing the large driveway, car port and frontage. The driveway is block paved providing ample off road car standing and is accessed to the triple garage and gated access either side of the property to the rear. The front has a variety of mature plants shrubs and trees. The covered passage way from the front to the triple garage, bin storage and covered access to the utility room and further access to the rear



garden.

The triple garage measures 24'10" x 22'10" with a remote and remotely operated door, uPVC double glazed opaque glass windows to the front elevation, work surface with fitted wall and base level units, radiator, wall mounted Worcester boiler, electric light and power and a loft access hatch with pull down ladder leading to the boarded roof storage.

The rear has brick wall boundaries and has been beautifully landscaped providing low maintenance and has a variety of mature shrubs and trees. There is a natural stone style patio area surrounding the rear of the property and matching concrete pathways which lead to the summer house. There is outdoor furniture and a table and chairs.

The summer house measures 10'6" x 9'5" and is a lovely garden retreat with electric power.



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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>	69	79
(55-68) <b>D</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	

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

### 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

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Note to Purchasers - The tree to the front has a TPO on it with permission to lop upto 20%

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## Thinking of Selling?

For a free valuation of your property with no obligation  
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