

Cramps Close

Barrow Upon Soar, Loughborough, LE12 8ND

John
German





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Offers Over £390,000

Welcome to Barrow Upon Soar, Leicestershire. A popular village in the Soar Valley between Leicester and Loughborough. John German Estate Agents are the preferred Agent for this family home just a short walk from the local amenities. Book your tour today as we expect high demand.



Upon arrival at Cramps Close, you will approach the property via the pathway to the front entrance door. There is a driveway which gives direct access to the garage and side access to the garden via a gate.

Step inside the porch, ideal for removing shoes and coats before entering the property, and you will find a separate WC to the left and a door to the reception hallway. Stairs rise to the first floor and access is given to downstairs accommodation.

We begin our tour in the spacious living room, ideal for relaxing and having ample space for furniture and a double-glazed window over-looking the street scene. Double internal doors provide access to the separate dining area which has patio doors to the garden and space for a dining table and chairs. This is a perfect space for entertaining or formal dining, and access is given to the kitchen which has been fitted to an exceptional standard with a smart range of matching base and eye level units and work surface areas. A separate utility room compliments the kitchen perfectly and provides further appliance space and external access to the side of the property.

Ascend to the first floor and you will find four bedrooms, the family bathroom and further en-suite and dressing room to the principal bedroom. Each bedroom has a double-glazed window to its individual aspect and the bathroom and en-suite are fitted with matching suites. For your convenience there are fitted wardrobes in both the principal bedroom and dressing room.

Proceed back downstairs and step outside into a wonderful rear garden, mainly laid to lawn and having patio seating area and a variety of mature plants and shrubs.

In conclusion, we expect high demand for this family situated in a popular part of the village and just a short distance from the local amenities in Barrow. Book your tour today with John German Estate Agents.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.charnwooddc.gov.uk

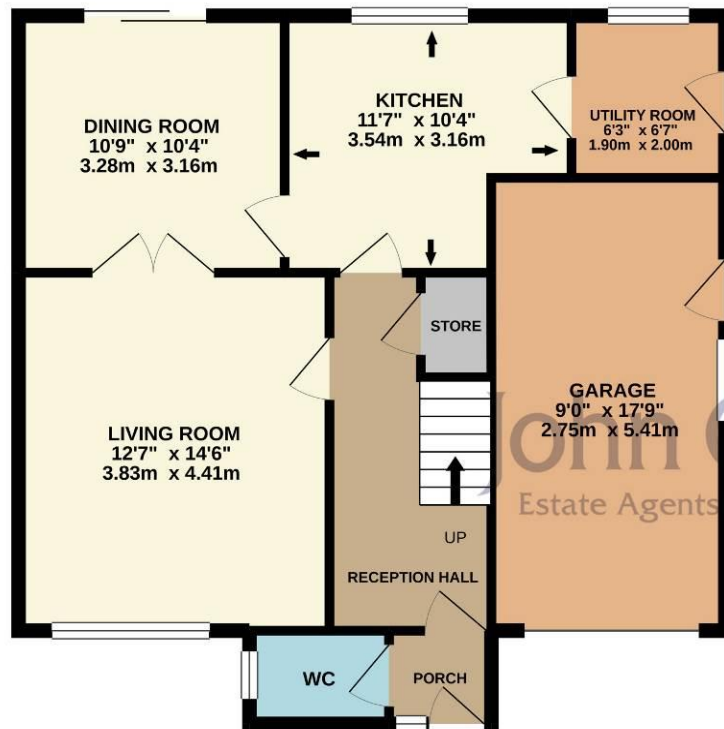
Our Ref: JGA/24062021

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D

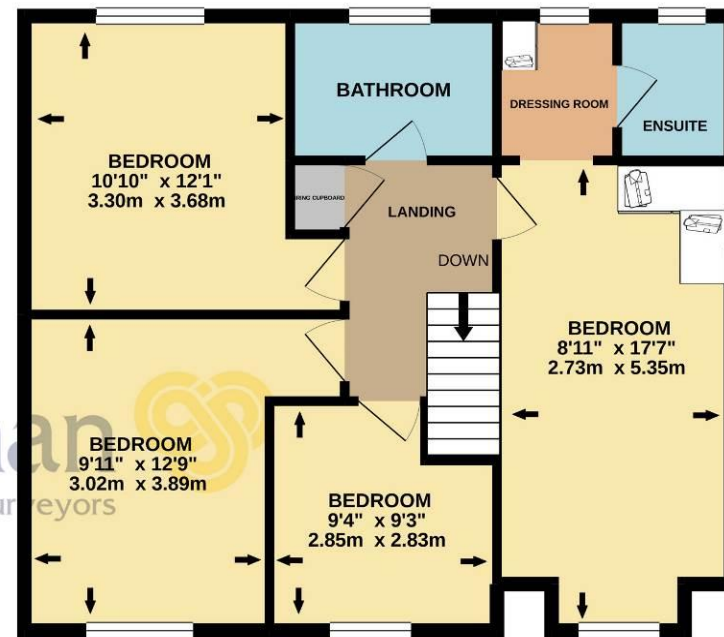




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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