





# Breachfield Road

## Barrow Upon Soar

- Highly sought after village location
- Inviting living room and tasteful kitchen
- Spacious office area
- Four bedrooms with the main bedroom boasting an en-suite
- Contemporary family bathroom
- Off-road parking and a single garage
- Attractive enclosed garden laid to lawn
- EPC Rating D / Council Tax Band D / Freehold

### General Description

A spacious four-bedroom family home situated in a much sought after part of this popular Soar Valley village.

### Accommodation

This property comprises; Porch, inviting living room, tasteful kitchen, convenient office, utility room, WC, four generously sized bedrooms, en-suite and a family bathroom. Externally, there is parking with driveway to the front. To the rear, you will find an attractive enclosed garden laid to lawn.

### Location

Barrow upon Soar is situated just off the A6 between Leicester and Loughborough. The village offers a thriving community based around the church and school with extensive shopping facilities and public houses. The river Soar runs past the village and offers attractive walks and wildlife. Barrow upon Soar has its own railway station on the Loughborough/Leicester line and is ideally situated to access several surrounding centres including Loughborough, Leicester, Nottingham and Melton Mowbray.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

### Tenure

Freehold.





---

## Services

We are advised that mains , electricity, water and drainage are connected and gas fired central heating.

## Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band D.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

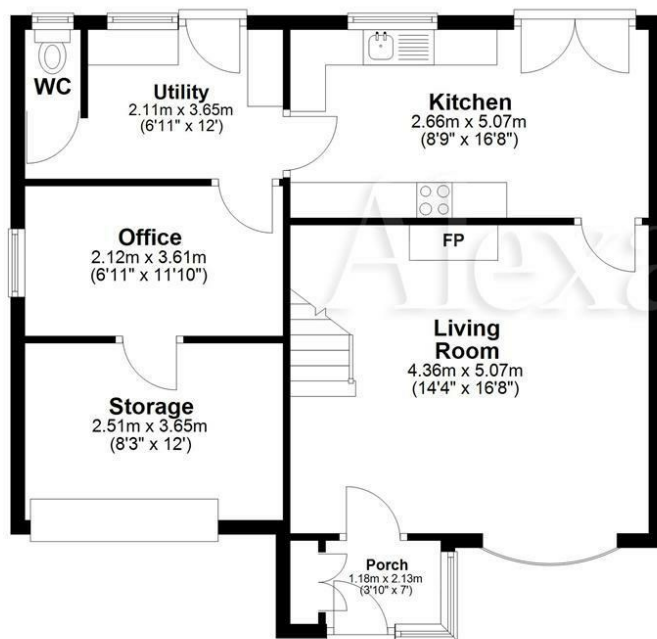
## General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



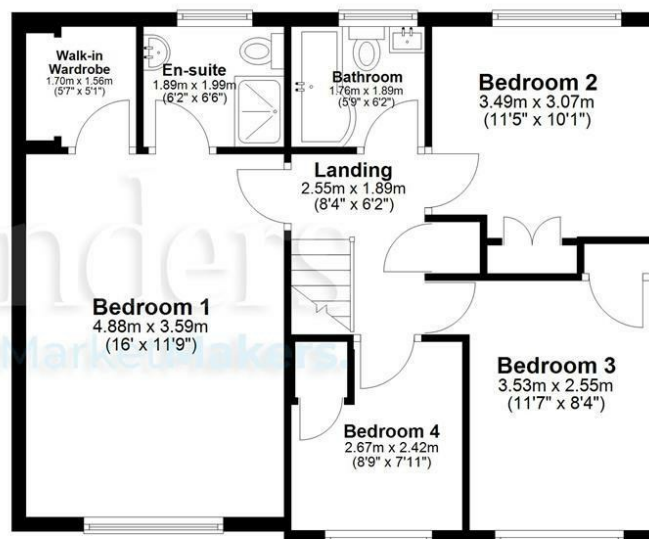
### Ground Floor

Approx. 65.0 sq. metres (699.6 sq. feet)



### First Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



Total area: approx. 126.4 sq. metres (1360.3 sq. feet)



The market is moving.

So can you.

**Alexanders**  
MarketMakers.