Cotes Road, Barrow Upon Soar, Charnwood

£725,000

An exceptional and immaculately presented four-bedroom detached bungalow, set well back from Cotes Road, one of the area's most sought-after addresses. Individually designed by an architect and constructed in 1996 by JW Ward, the property enjoys a commanding wide frontage with an extensive block-paved driveway, triple garage and electric gated access, all combining to create an immediate sense of quality and privacy.

Lovingly maintained and thoughtfully upgraded by the current owner, the accommodation offers generous, beautifully proportioned living space finished to a high specification throughout. Entry is via a canopy storm porch into a welcoming reception hall, featuring Karndean flooring, radiators, loft access and an excellent range of bespoke handcrafted storage cupboards. From here, doors lead seamlessly to the principal living areas and bedrooms.

The main living room is a particularly impressive space, extending to over 25 feet in length and centred around an elegant marble fireplace with raised hearth and decorative surround, currently ornamental but with scope to reinstate as an open fire. Inset ceiling spotlights, dual radiators and a rear-facing window with fitted shutters ensure the room is both bright and inviting. Double doors open into the garden room, while the space flows naturally into the dining room, making it ideal for entertaining.

The garden room/conservatory is a superb addition, enjoying a pitched roof and panoramic views across the beautifully landscaped rear garden. Constructed on a brick base with uPVC double glazing and fitted shutters, this versatile space features laminate flooring, three radiators and double doors opening directly onto the patio, with further access into the dining room.

The dining room is well proportioned with side-facing windows and fitted blinds, and links directly to the heart of the home - the expansive open-plan family breakfast kitchen.

This impressive space incorporates a high-quality Dewhurst fitted kitchen with granite-style work surfaces and matching upstands, complemented by a comprehensive range of wall and base units with soft-close drawers and push-close cupboards. Integrated appliances include a De Dietrich five-ring induction hob with stainless steel splashback and extractor, double Miele ovens, inset plate warmer, integral dishwasher and a one-and-a-half bowl stainless steel sink with chrome swan-neck mixer tap.

A central breakfast bar provides additional storage and seating and flows effortlessly into a comfortable sitting area, ideal for everyday family living. Karndean flooring with underfloor heating continues throughout, with additional radiators and front-facing windows with fitted shutters overlooking the driveway and Beaconfields beyond.

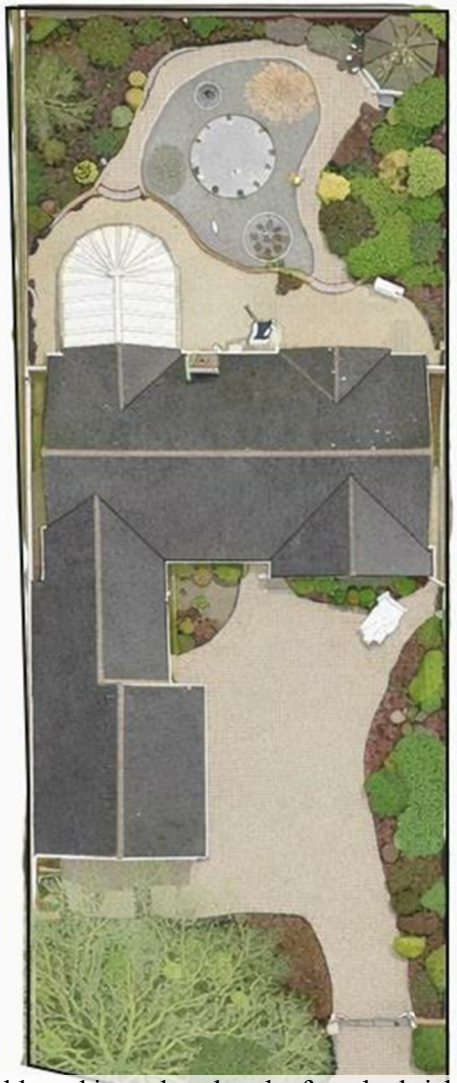
The utility room, accessed from the kitchen, offers matching units, generous storage, stainless steel sink, plumbing for a washing machine, space for a tumble dryer and cloak storage. Karndean flooring with underfloor heating, a radiator, side window and external door provide access to the garden, bin storage and covered access to the triple garage.

From the utility area there is internal access to bedroom four and a ground floor shower room, making this area ideal for visiting guests or multi-generational living. Bedroom four is a well-proportioned double, positioned conveniently beside the shower room, which is fitted with a modern white suite comprising a corner shower cubicle with curved screen, thermostatic shower with remote activation, low-flush WC and wash hand basin, complemented by tiled walls, opaque window and underfloor heating.

The principal bedroom enjoys a peaceful rear garden aspect and benefits from a range of bespoke fitted wardrobes and access to a private en suite shower room, similarly finished with a white suite, heated chrome towel rail, tiled flooring with underfloor heating and an opaque glazed window.

Bedrooms two and three are both generous double rooms positioned to the front of the property, each enjoying fitted wardrobes, radiators and attractive outlooks towards the Beaconfields and surrounding countryside.

The family bathroom is fitted with a stylish white four-piece suite comprising a panelled bath, separate shower cubicle with thermostatic shower and remote activation, low-flush WC and wash hand basin, together with tiled walls, underfloor-heated flooring and a heated chrome towel rail.



Externally, the property occupies a prime position opposite the Beaconfields and is enclosed to the front by brick wall boundaries, pillars and ornate railings. Double electric gates open onto a substantial block-paved driveway providing ample off-road parking and access to the triple garage, which benefits from a remotely operated electric door, fitted work surfaces and storage units, radiator, wall-mounted Worcester boiler, power and lighting, along with a pull-down ladder to boarded loft storage.

Gated access is available to both sides of the property, with a covered passage linking the front to the garage and utility area. The rear garden is fully enclosed by brick walls and has been attractively landscaped for ease of maintenance, featuring natural stone-style patios surrounding the property, connecting pathways and a charming summerhouse with power supply. Mature shrubs, trees and planting provide privacy and an established feel, while external power points and water taps add further practicality.

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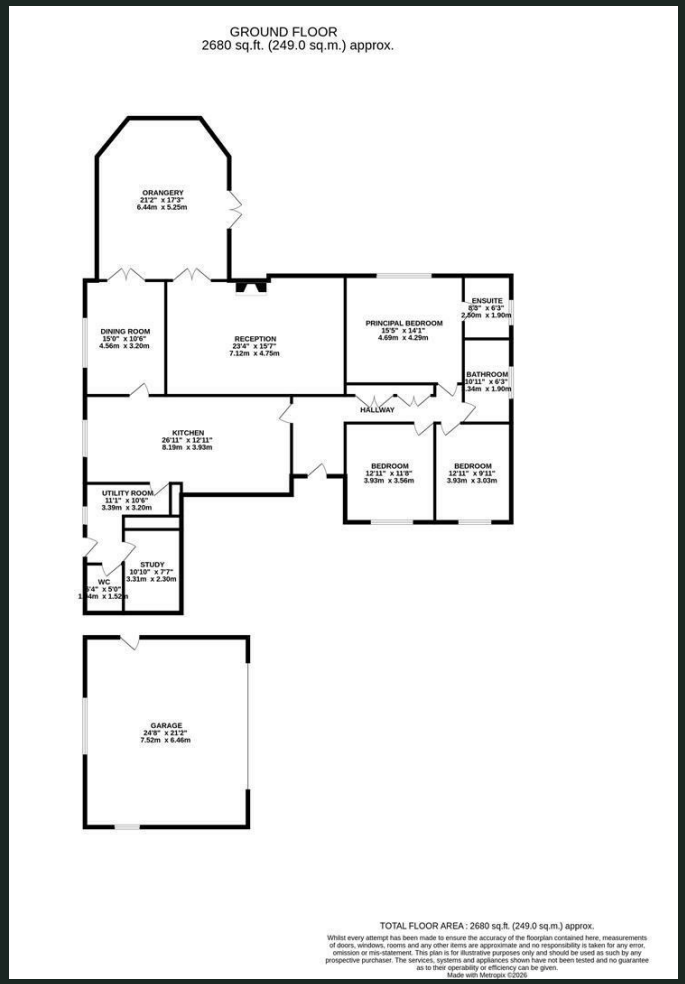

Key Features:

- Architect-designed four-bedroom detached bungalow finished to a high specification
- Sought-after Cotes Road location with electric gates and large driveway
- Open-plan family breakfast kitchen with premium integrated appliances
- Spacious living areas including 25ft lounge and garden room
- Triple garage with workshop space and ample parking
- Landscaped, low-maintenance rear garden with summerhouse

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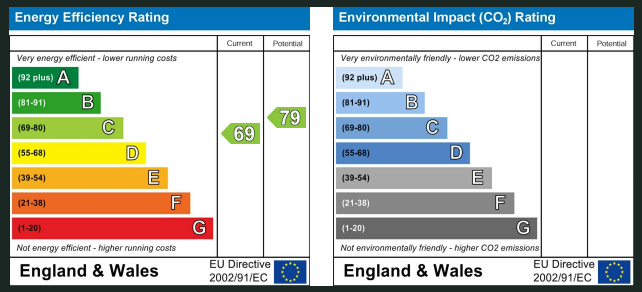
4 3 3 2812.20 sq ft



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Where to find Cotes Road, Barrow Upon Soar, Charnwood

Positioned along Cotes Road in the ever-popular village of Barrow upon Soar, this location offers a wonderful balance of countryside charm and everyday convenience. The village itself is well served by a range of local amenities including shops, cafés, pubs, a health centre and well-regarded schooling, all contributing to its strong community feel. Surrounded by open countryside and scenic walks along the nearby River Soar and Grand Union Canal, the area is ideal for those who enjoy an outdoor lifestyle. Excellent transport links are also close at hand, with easy access to Loughborough, Leicester and the A6, as well as a railway station within the village providing direct connections for commuters.

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