



Holbourne Close | Barrow Upon Soar | Loughborough | LE12 8NE

Asking price £495,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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A four bedroom detached family home that is situated in the heart of Barrow Upon Soar, tucked away at the end of the highly sought after cul-de-sac. Positioned conveniently near the village centre and the River Soar which is walking distance away which makes it effortless for a family day out. The location is set back from the main roads which provides a still atmosphere whilst still being close to common amenities; shops, barbers and pubs. This property has spacious, well- lit rooms including an extension to the rear of the property and an integrated garage with the option for offroad parking for 2 well sized cars.

Extended Detached Home	Prime Charnwood Location
Four Bedrooms, Main With En-suite	Luxury Family Bathroom
Re-fitted Kitchen With Granite Worktops	Large Conservatory Extension
Lounge & Dining Room	Generous Rear Garden
Driveway Parking & Garage	Contact Us To View!

Entrance Hall

With stylish timber effect laminate flooring with an airy space leading to the stairs and the reception rooms.

W/c

Low level flush W/C with a sink basin, extractor fan and a tiled floor.

Living Room

A spacious and cosy room, with a feature open fireplace, with timber effect laminate flooring.

Dining Room

A good sized dining room with sliding patio door to the conservatory, enabling a wonderful open plan space ideal for family living and entertaining.



*"Sought after
Cul-de-sac"*



Kitchen

Featuring a recently fitted kitchen that has bespoke high gloss cabinets, accompanied by stunning marble worktops. It has a built-in induction hob with pop up extractor fan mounted within a stunning breakfast bar island unit,, integrated oven, washing machine and dishwasher.

Conservatory

A large, quality conservatory extension interlinking the dining room and kitchen together. This offers a lovely elevated view of the garden.

First Floor Landing

Open access to all rooms.

Bedroom 1

A spacious double room with window to the front.

En-Suite

A three piece bathroom with a corner bath.

Bathroom

Renovated three piece bathroom with a multi-functional shower.

Bedroom 2

A spacious double room with window to the rear.

Bedroom 3

With window to the front and fitted wardrobes with sliding doors.

Bedroom 4

Built in wardrobe with sliding mirror doors and a space for single bed.

Outside

The rear garden has a large patio that is paved which is ideal for having friends and family in the summer, with a pebbled section towards the bottom of the garden that accommodates small bushes and trees.

The Area (paragraph)

Holbourne Close is a two minute walk away from the centre of Barrow Upon Soar which offers a wide variety of amenities, shops, hair dressers, barbers, restaurants and pubs. This is a perfect family home for picturesque walks alongside the River Soar and range of leisure facilities such as Barrow football club.

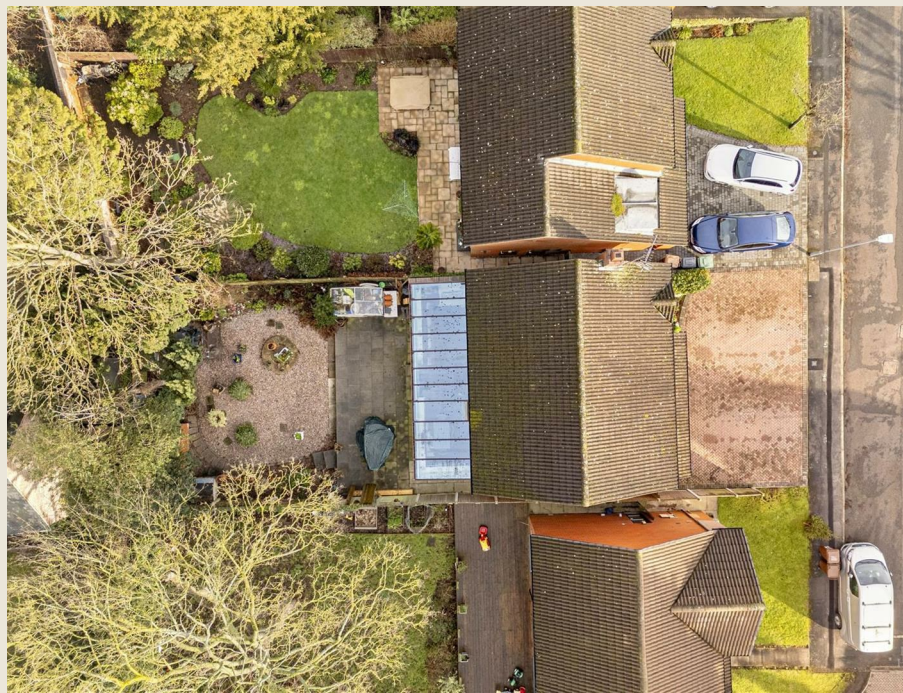
Extra Information (paragraph)

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either



before a viewing, or at the point of an offer being made or accepted.

- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

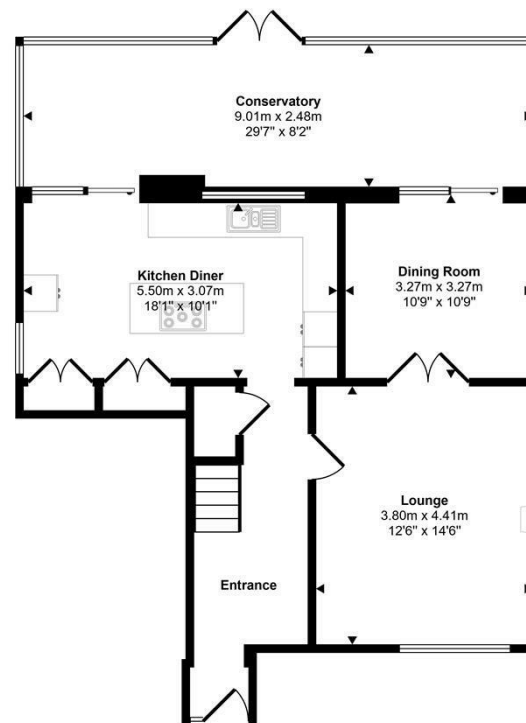


"Offering a cozy family feel"

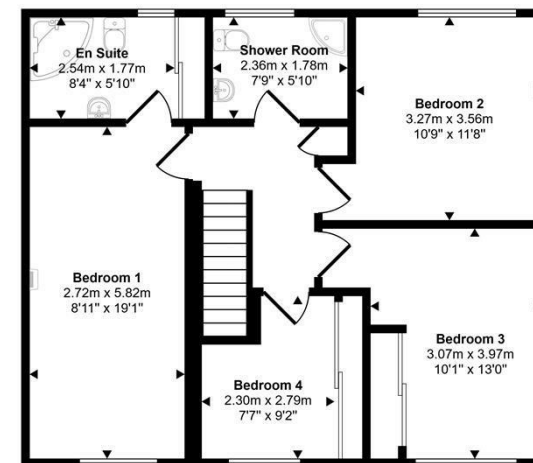




Approx Gross Internal Area
153 sq m / 1643 sq ft

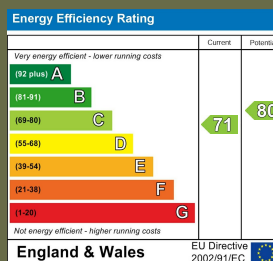


Ground Floor
Approx 83 sq m / 894 sq ft



First Floor
Approx 70 sq m / 749 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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