

William.



"Peach Cottage" 95 Melton Road
Barrow Upon Soar, Loughborough, LE12 8NT

Guide price £350,000



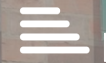
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William. is delighted to present "Peach Cottage" to market. This deceptively spacious, charming and characterful three double bedroom, semi-detached family home has been lovingly extended and maintained by the existing owners over the past fifty years. It is a truly unique offering which is set in a prime position within the ever-popular village of Barrow upon Soar and is within walking distance of the village railway station and its wide array of local amenities -This truly is a property which must be viewed!

Located on Melton Road, set behind mature private hedges, this fantastic home offers a wealth of character throughout with versatile accommodation set over two floors, in brief comprising: Entrance porch, spacious central reception room, an impressive living / dining room with feature vaulted ceiling and fireplace, kitchen and WC to the ground floor. Whilst to the first floor are three well-proportioned double bedrooms all with built-in storage, a family bathroom and separate WC.

Externally the property boasts private and mature front and rear gardens which are the ideal spaces for outdoor entertaining! The private driveway provides parking for multiple vehicles and also gives access to the spacious garaging/workshop.

The centre of Barrow upon Soar and its array of local amenities including supermarket, dentist, independent shops, pubs and restaurants as well as the train station is within walking distance. The property is within close proximity to a selection of local schooling options including The Loughborough Schools Foundation, Ratcliffe College, Humphrey Perkins and Rawlins Academy and offers quick access to a number of key road links to Loughborough, Leicester, Nottingham and Derby via the A6, A46, A50 and M1 Motorway as well as direct rail links to London St Pancras via Barrow and Loughborough train stations.

Viewing of this fantastic property cannot be recommended highly enough & is strictly By Appointment Only - Booked via William.

ACCOMMODATION:





GROUND FLOOR

Entrance Porch

5'10" x 3'1" (1.8 x 0.95)

Reception Room

24'7" x 12'3" max (7.5 x 3.75 max)

Living / Dining Room

26'8" x 13'1" max (8.15 x 4.0 max)

Kitchen

13'1" x 9'4" (4.0 x 2.85)

WC

5'4" x 2'9" (1.65 x 0.85)

FIRST FLOOR

First Floor Landing

12'3" x 9'4" max (3.75 x 2.85 max)

Bedroom 1

12'11" x 10'11" (3.95 x 3.35)

Bedroom 2

13'1" x 9'2" (4.0 x 2.81)

Bedroom 3

10'7" x 8'0" (3.25 x 2.45)

Bathroom

9'0" x 6'0" (2.75 x 1.85)

Separate WC

5'4" x 2'9" (1.65 x 0.85)

OUTSIDE

Garaging / Workshop

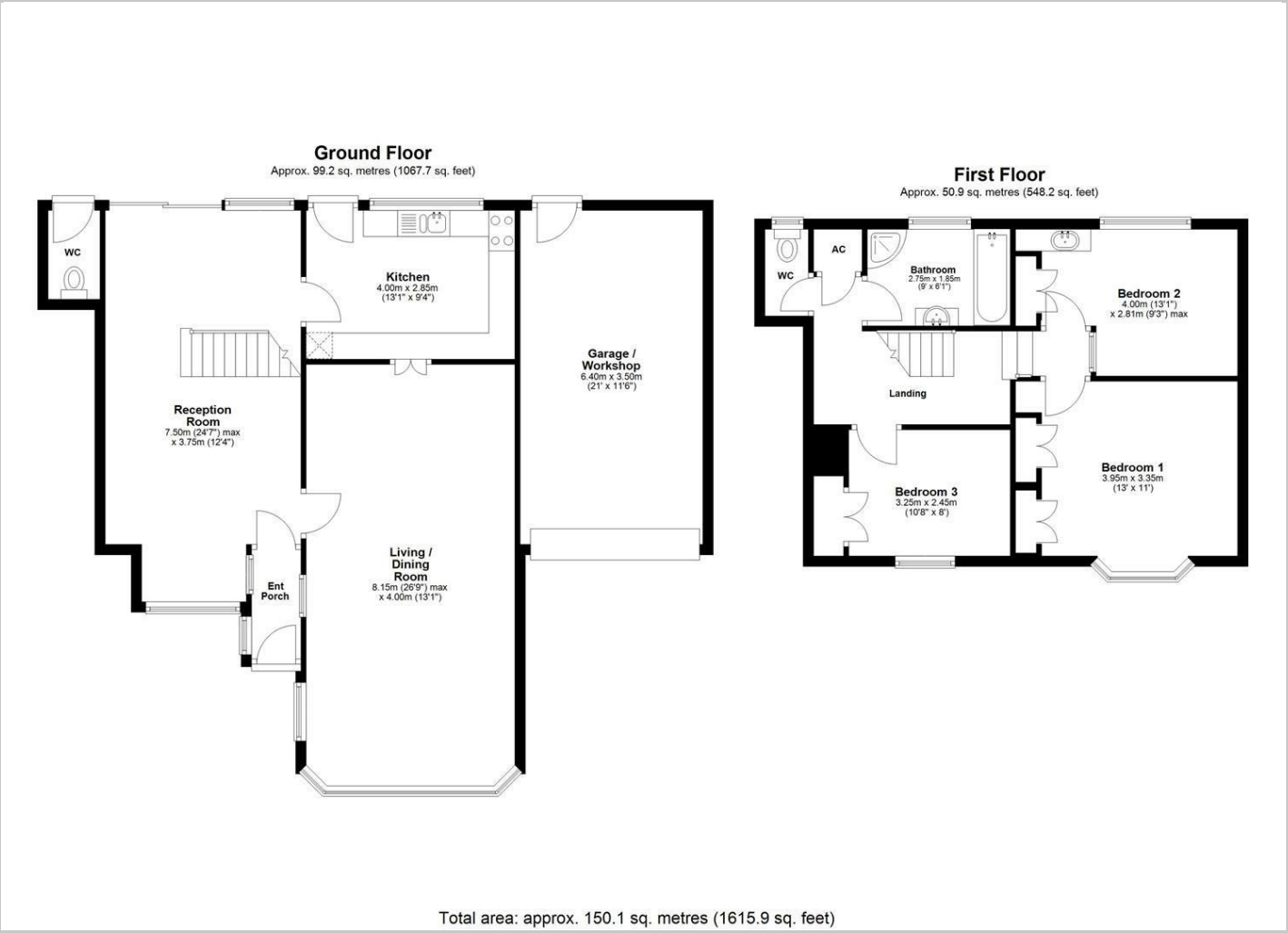
20'11" x 11'5" (6.4 x 3.5)

Driveway / Parking

Front & Rear Gardens

DISCLAIMER

Floor Plan



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

