



## 8, NEW STREET, BARROW UPON SOAR, LE12 8PA

**\*\*\*A BEAUTIFULLY MAINTAINED BAY FRONTED THREE BEDROOM TERRACED HOUSE STANDING WITHIN A SECLUDED POSITION & FORMING AN EXCELLENT STARTER HOME\*\*\*** An outstanding opportunity to purchase a most appealing and tastefully modernised THREE BEDROOM terraced house of brick and tiled construction which provides spacious and extremely well presented accommodation over three storeys with gas fired central heating and double glazing and occupies an established setting close to the centre of this sought after and popular village. VIEWING HIGHLY RECOMMENDED.

In brief the accommodation may be described as follows: Front Lounge 11'0" x 10'9" with bay window and wood burning stove, separate Ding room and Galley Kitchen. Landing, two Bedrooms and Shower room having white suite. Further Attic Bedroom measuring 17'9" x 10'0" overall. Private and fully enclosed rear garden laid for easy maintenance.

**PRICE £235,000**

**Call 01509 235534 for further information**

**ANDREW GRANGER & CO**

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## LOCATION

The property occupies a secluded, non estate setting at the end of New Street close to the centre of this much favoured and highly regarded village some four miles outside Loughborough which provides wide ranging day to day amenities including local shops with Co-operative convenience store, all grades of schooling, Parish, Methodist and Baptist Churches, Boots the Chemist, opticians, doctors and dental practices, a number of traditional public houses and take away outlets.

There are excellent transport links including frequent bus services, East Midlands train services from the nearby station to Loughborough, Leicester and London, St Pancras and additional road links throughout the area to the A46 Western Bypass, M1 Motorway at junctions 21a, 23 and 24, Fosse Park Shopping Centre and the East Midlands Airport at Castle Donington.

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via the A6 Leicester Road continuing into the bypass and taking the first exit towards Barrow upon Soar. On reaching the Jerusalem roundabout proceed along South Street taking the first left turning into Melton Road and at the 'T' junction turn left again into a continuation of Melton Road. New Street is then the first turning on the left hand side where the property will be found towards the end of the cul de sac.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Having Victorian style floor tiles leading to the newly fitted quality composite front door.

#### FRONT LOUNGE 11'0" x 10'9" (3.37m x 3.3m)

Plus upvc double glazed bay window to the front elevation, feature cast iron fireplace with oak style surround and inset wood burning stove, meter cupboard to recess with fitted bookshelves over, moulded cornice, dado rail, laminate floor, radiator.

#### DINING ROOM 12'0" x 10'9" (3.67m x 3.3m)

Pair of upvc double glazed French doors to the rear garden, stripped floor, understairs store cupboard, radiator.

#### GALLEY KITCHEN 13'6" x 5'9" (4.13m x 1.77m)

Stainless steel one and a half bowl single drainer sink unit with mixer tap, cream fronted wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, AEG integrated oven and four ring gas hob unit, plumbing for an automatic washing machine and dish washer, double glazed windows to the side and rear elevations, stripped floor.

### FIRST FLOOR

#### LANDING

With radiator.

#### BEDROOM ONE 11'0" x 10'9" (3.37m x 3.3m)

Built in store/wardrobe, double glazed window to the front elevation, radiator.

#### BEDROOM TWO 9'9" x 8'0" (2.98m x 2.45m)

Double glazed window to the rear elevation, radiator.



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### SHOWER ROOM

Four piece suite in white comprising walk in tiled shower cubicle, wash hand basin having drawers under, bidet and low level W.C, tiled walls, recessed spot lighting, cupboard housing recently installed Worcester Bosch gas fired boiler, double glazed window to the rear elevation, tiled floor, chrome ladder style heated towel rail.

### SECOND FLOOR

#### ATTIC ROOM 17'9" x 10'0" overall (5.42m x 3.05m overall)

Part with restricted headroom and including Velux windows to the front and rear elevations, double radiator.

### OUTSIDE

Neatly arranged forecourt behind brick retaining wall.

Fully enclosed and private rear garden laid for easy maintenance having extensive cobbled area with further artificial grass and raised gravelled border behind brick retaining wall and close boarded fencing.

Two brick built outhouses and timber garden shed.

### E P C

Rating: 'D'

### COUNCIL TAX BANDING

Council Tax Band: 'B'

### PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

### MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

### MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

### SURVEYS

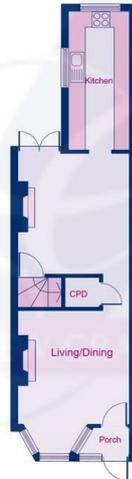
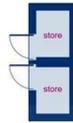
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.



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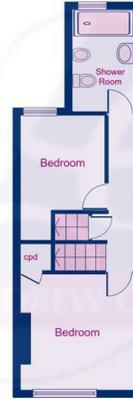
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**Ground Floor**

Floor Area (Gross Internal) 39.5 sq.m.  
(425 sq.ft.) approx

Created using Vision Publisher™



**First and Second Floor**

Floor Area (Gross Internal) 47.2 sq.m. (508 sq.ft.) approx

Created using Vision Publisher™

**LOCATION**



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