



60 High Street, Barrow Upon Soar, Leicestershire, LE12 8PY

£925

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Fully Renovated Cottage
- Thoughtfully Redesigned Layout
- No parking available
- Council Tax Band*: A
- Central Village Location
- Two Bedrooms
- Close To Amenities
- Price: £925

Overview

This super cottage occupies a central village location with immediate access to local amenities and offers accommodation, which has been thoughtfully renovated, combining period facade with modern interior. Internally it comprises of open plan living space with living room, re fitted kitchen, a separate utility room, cellar and to the first floor there is a bathroom and two bedrooms. To the outside of the property there is a garden to the rear which will be attended to when the weather allows. The property is available now. Please note that there is no parking available.

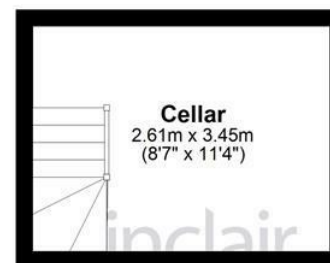
Location**

Barrow upon Soar is a larger village in the Soar Valley between Leicester and Loughborough. It is part of the Charnwood district and famous for a plesiosaur excavated there in 1851. It lies on the east bank of the River Soar which attracts fishing, boaters and water enthusiasts alike. The village is well serviced with a supermarket, gift shops, various takeaways and public houses to suit. There is a childrens nursery, primary school, secondary school and community centre, football club and cricket ground and host of other clubs and groups. The village benefits from it's own train station and the Ivanhoe Line gives access to Loughborough, Leicester and Nottingham. Nearest Airport: East Midlands (11.9 miles). Nearest Train Station: Barrow. Nearest Town/City: Loughborough (3.4 miles). Nearest Motorway Access: M1 (J23)

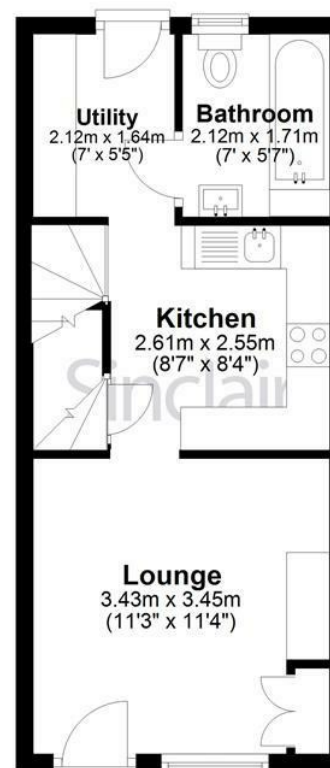


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

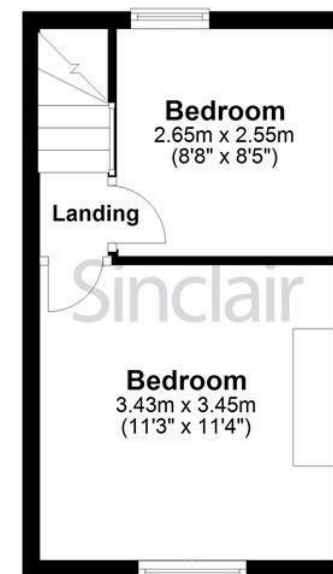
Basement



Ground Floor



First Floor



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Detailed Accommodation

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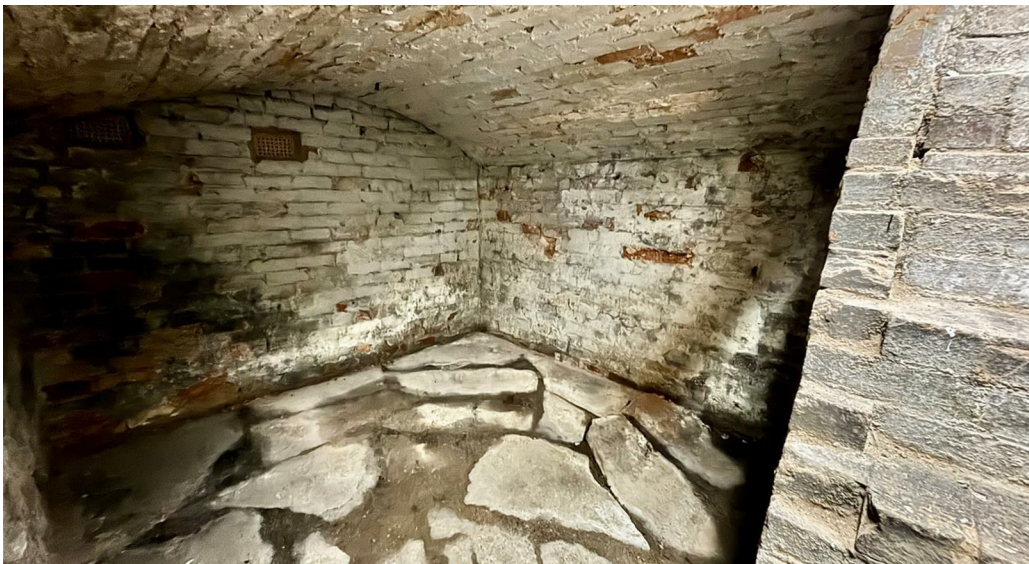
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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Photographs

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Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

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