



South Street,

Barrow Upon Soar, Leicestershire, LE12 8LZ

£375,000



NEWTONFALLOWELL 

HARTLEYS 
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NO STAMP DUTY (Main home) A substantial detached bungalow located just off the village centre along a private small cul-de-sac shared with just three other neighbouring properties. The home is for sale with no chain and features a double garage, plenty of space with garden conservatory and a mature private rear garden. The accommodation offers uPVC double glazing, gas central heating and in brief comprises 'L' shaped hallway, 26ft lounge diner, garden conservatory, kitchen, two double bedrooms, ensuite shower room and principal four piece bathroom. The property is nestled into a corner plot position with a block paved two car driveway, established corner lawns with borders and shrubs and an attached utility/laundry room connecting the garage to the side of the bungalow. The particularly attractive rear lawn garden has a paved patio, is walled to two sides and enjoys an array of borders, shrubs, flowers and maturing trees. An excellent range of village shops are just a short walk away as well as riverside walks and country pubs around the corner.

ACCOMMODATION

Storm porch with quarry tiled floor and light covering the timber framed single glazed front entrance door and leading to:-

ENTRANCE HALL

With radiator and additional timer controlled electric heater, coved ceiling and loft access. The loft has a pull down ladder and is boarded.

LOUNGE DINER

25'0 x 13'4 max narrowing to 11'4 (7.62m x 4.06m max narrowing to 3.45m)



An impressive and generous living space spanning the full length of the property and centred around an open marble and stone fireplace with mantle and additional free standing inset electric fire. The room has space for a dining table and sofa arrangement with uPVC double glazed bay window overlooking the front driveway, two radiators, additional uPVC double glazed side elevation window, telephone point, coving and aluminium framed double glazed sliding patio doors leading to the garden conservatory.

KITCHEN

10'8 x 9'7 (3.25m x 2.92m)



A rear facing kitchen overlooking the conservatory and through to the garden and with a comprehensive matching range of base, drawers and eye level units, plumbing for dishwasher, built in Stoves electric double oven, four ring gas hob and extractor. Space for an upright fridge freezer, roll top work surfaces, inset stainless steel sink unit with mixer bowl and splash backs. Concealed Worcester conventional gas central heating boiler, ceramic tiled floor, high level electricity consumer unit, radiator, TV aerial point, timber framed double glazed window and timber framed single glazed rear entrance door leading to the conservatory.

GARDEN CONSERVATORY

22'0 x 7'10 (6.71m x 2.39m)



Of brick and uPVC double glazed construction enjoying views of the rear garden and with fitted blinds, skylight opening window, French doors out on to the patio and additional side entrance door to the garden. Electric light and power and with wall mounted electricity and gas meters.

BEDROOM ONE

14'6 to wardrobe front x 10'8 (4.42m to wardrobe front x 3.25m)



The master bedroom suite has an entrance from the hallway with door leading to the en-suite bathroom and archway into the bedroom itself. A generous bright and airy double size bedroom enjoying views of the rear garden with two uPVC double glazed bay windows, two radiators, coving to ceiling and a range of fitted furniture including full height wardrobes, bedside drawers and dressing table with drawers.

EN-SUITE BATHROOM

8'3 x 6'0 (2.51m x 1.83m)



featuring a modern quality Roca white four piece suite comprising panelled bath with Aqualisa mixer shower and folding glass shower screen, low level wc with hidden cistern, vanity style wash hand basin and bidet. Half height and fully tiled walls, ceramic tiled floor, heated towel radiator, wall mounted electric heater and uPVC double glazed window.

BEDROOM TWO

11'6 x 10'9 (3.51m x 3.28m)



A second double size bedroom overlooking the front driveway with uPVC double glazed bay window and a range of full height fitted wardrobes with overhead cupboards, radiator and door to:-

EN-SUITE SHOWER ROOM

6'2 x 6'6 (1.88m x 1.98m)



With a white three piece suite comprising shower enclosure with Mira electric shower, low level wc and decorative wash hand basin with tiled splash backs and ceramic tiled floor. Radiator, wall mounted electric heater, airing cupboard with shelving and uPVC double glazed side entrance door.

OUTSIDE FRONT

The property occupies this highly desirable select village cul-de-sac of just four properties in total and just a short distance away from the village centre shops and riverside walks. To the outside the property sits on a generous plot with lawn gardens to the front and side, areas of established borders and shrubs and block paved two car driveway with surrounding pathways and this leads to an attached brick built double garage with up and over door, electric light and power and measuring 16'0 x 16'0 (4.88m x 4.88m). The up and over door is electrically operated.

UTILITY LAUNDRY ROOM

13'1 x 7'10 (3.99m x 2.39m)



A internal pedestrian door from the garage leading to this attached utility space with a range of matching base, drawers and eye level units, plumbing for automatic washing machine, space for a tumble dryer and additional appliance such as a freezer etc. Roll top work surfaces, inset stainless steel sink unit, ceramic tiled floor, wall mounted electric heater, ceiling spotlights, uPVC double glazed window and uPVC double glazed entrance doors from the front driveway leading from the side of the property and around to the rear garden.



OUTSIDE REAR



The property features a mature and private rear lawn garden enjoying areas of established borders, shrubs and flowers, pergola walkway with climbing clematis and a paved patio with side pedestrian gate and to one side a timber built glazed potting shed.



TO FIND THE PROPERTY



From the A6 dual carriageway proceed into Barrow upon Soar heading to the village roundabout turning right onto South Street where you will cross the Pelican Crossing and the Hunting Lodge

country pub where the entrance for this private cul-de-sac is situated on the right hand side where the property is situated around on the left as identified by the agents 'For Sale' board.

SERVICES, TENURE AND COUNCIL TAX

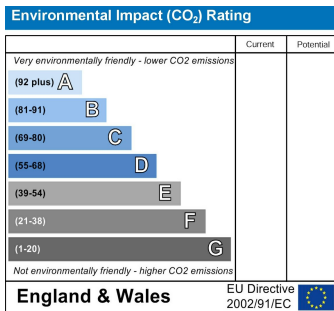
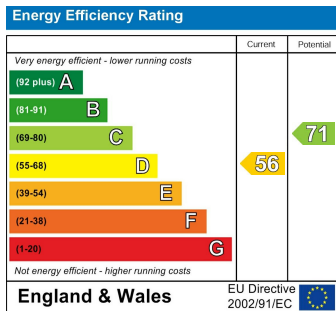
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



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