



2 Wheatley Close

Barrow Upon Soar, Leics LE12 8HH

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Property at a glance:

- Modern detached property
- Four bedrooms
- Two reception rooms
- Conservatory
- Fitted kitchen and utility room
- Integral garage
- En-suite to master bedroom
- Modern family bathroom
- Enclosed rear garden
- Sought after village location close to amenities

£360,000



A lovely modern four bedroom detached home in this sought after Soar Valley village which has been beautifully maintained and offers a welcoming hall space with ground floor WC and two reception rooms, high spec re-fitted kitchen and utility room, neutral decor, master en-suite and family bathroom as well as excellent storage. The conservatory is the perfect place from which to enjoy the fantastic landscaped garden which is well stocked and a great place to unwind and relax.

GENERAL INFORMATION

Barrow upon Soar lies in an area renowned for its fossil remains, dating back to prehistoric times and the early Roman settlements along the Soar Valley. Holy Trinity Church was first established in the heart of the settlement in the 12th Century, from which the village has grown through subsequent centuries to its present size. Today Barrow has been enhanced by its road links to the A6 and A46 and its situation between Leicester and Loughborough and easy access to the M1 and M69 motorways, all making it a very convenient place to live. The village also boasts a railway station, giving rail commuters access to Loughborough, Nottingham, Leicester and London.

EPC RATING

We are awaiting the EPC for this property.

FRONTAGE

The property occupies a good size corner plot with the frontage laid to a block paved driveway which provides off

road parking for two cars leading to the single integral garage. To the right hand side a gated entryway leads to the rear garden and to the left of the plot there is a small triangular lawned area with a flowering cherry tree inset with an additional gated access to the left hand side where walling denotes the side of the garden. There is a good range of mature bushes which run along the left hand side of the plot. There are outside utility meters to the left hand side, outside lighting to the side, rear and to the porch area which leads internally via a composite door with decorative panels inset and with UPVC double glazed side screens to:

ENTRANCE HALL

A spacious reception area having Amtico style laminate floor, central heating radiator and space for display furniture or coat storage, two pendant light points and coving, central heating thermostat and intruder alarm control keypad. A staircase rises to the first floor and doors give access off to the lounge, dining room, re-fitted kitchen





and beneath the stairs to:

GROUND FLOOR WC

1.59m x 0.90m (5'3" x 2'11")

With flooring to match the hallway and two piece white suite comprising corner wash basin with tiled splash-back and close coupled WC with push button flush, radiator with thermostat, ceiling light point and extractor fan.

LOUNGE

4.36m x 3.66m (14'4" x 12'0")

With coved ceiling and light point, feature fireplace with living flame fire inset and UPVC double glazed patio doors leading rearwards to:

CONSERVATORY

3.29m x 2.95m max (into frame) (10'10" x 9'8" max (into frame))

With brick base, UPVC glazing to three sides, French doors to the patio, tiled floor and opaque polycarbonate roof, power points and electric heater.

DINING ROOM

3.66m x 2.60m (12'0" x 8'6")

With an almost full width UPVC double glazed feature bay window to the front elevation, double radiator, ceiling coving and light point.

RE-FITTED KITCHEN

2.86m x 2.79m (9'5" x 9'2")

Attractively re-fitted with shaker style base and eye level units with contrasting light quartz finish work-surfaces, cut in drainer, one and a quarter bowl sink and mixer tap, Neff four ring gas hob and integrated electric fan oven/grill with adjacent space for upright fridge/freezer, fitted extractor hood and glass plate splash-back, matching up-stands, panelled radiator, low voltage down-lights and UPVC double glazed window overlooking the landscaped rear gardens. The room is also laid to a continuation of the hallways Amtico style timber effect flooring which leads through and off to:

UTILITY ROOM

Fitted to match the kitchen with an additional circular sink with drainer and mixer, wall mounted Glow-worm micron boiler, space for washing machine, ceiling light point, radiator and composite door with double glazed obscure panel inset to the side elevation.

FIRST FLOOR LANDING

With access hatch to the loft, ceiling light point and smoke alarm, good size built-in airing cupboard containing lots of storage space and the hot water cylinder.

MASTER BEDROOM

3.62m x 3.15m (11'11" x 10'4")

Having an extremely spacious four door wardrobe to side recess, pendant light point, radiator with thermostat and UPVC double glazed bay window to the front elevation. A door gives access off to:

EN-SUITE SHOWER ROOM

1.95m x 1.41m (6'5" x 4'8")

Having a full three piece suite and dado height tiling, shower cubicle pedestal wash basin and WC with push button flush, chrome finish towel radiator, contrasting floor tiles, ceiling light point and extractor fan, shaver socket and obscure UPVC double glazed window to the side elevation.

BEDROOM TWO

3.36m x 2.70m (11'0" x 8'10")

Having radiator, ceiling light point and UPVC double glazed window to the rear elevation.

BEDROOM THREE

3.34m x 2.51m (10'11" x 8'3")

Having ceiling light point, central heating radiator and again, a UPVC double glazed window to the rear garden.

BEDROOM FOUR

2.57m x 2.52m (8'5" x 8'3")

A good size fourth bedroom with radiator, ceiling light point and UPVC double glazed window to the front elevation.

FAMILY BATHROOM

2.39m x 1.84m (7'10" x 6'0")

With a three piece suite comprising panelled bath with Mira select shower, glass shower screen and mixer tap, pedestal wash basin with mono block mixer and close coupled WC with push button flush, dado height tiling with full height tiling to the bath and shower surround, shaver socket, radiator, ceiling light and extractor, contrasting floor tiles and obscure UPVC double glazed window to the rear elevation.

REAR GARDEN

The property's Garden is beautifully landscaped having a patio laid to tumbled setts and pathway leading to a further seating area at the foot of the plot. Both the lawn and beds are immaculately maintained and there is a pedestrian access-way to the property's side allowing access.

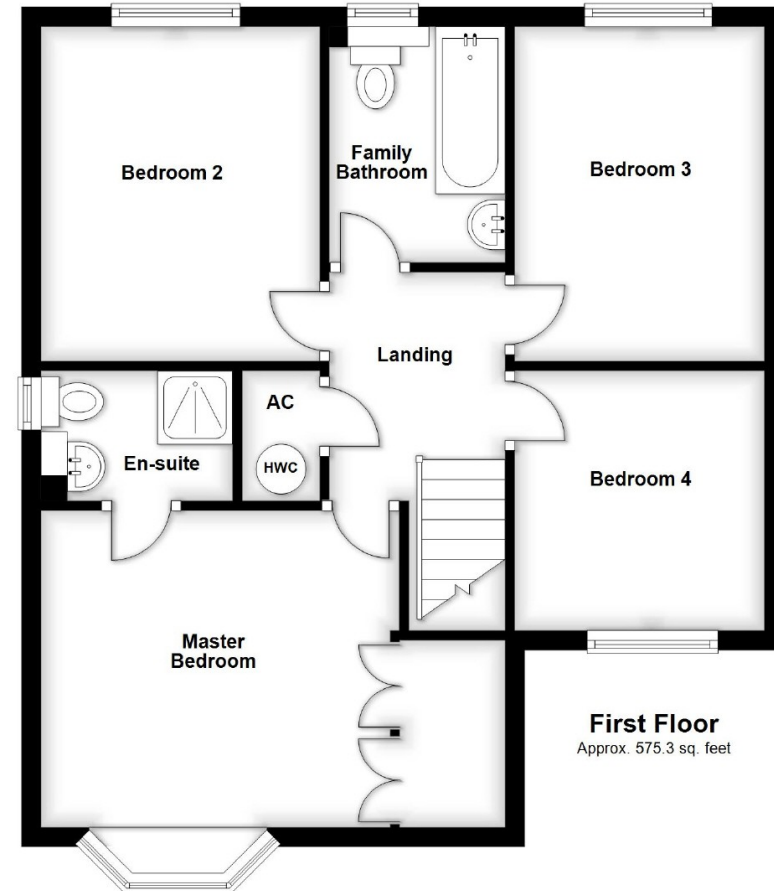
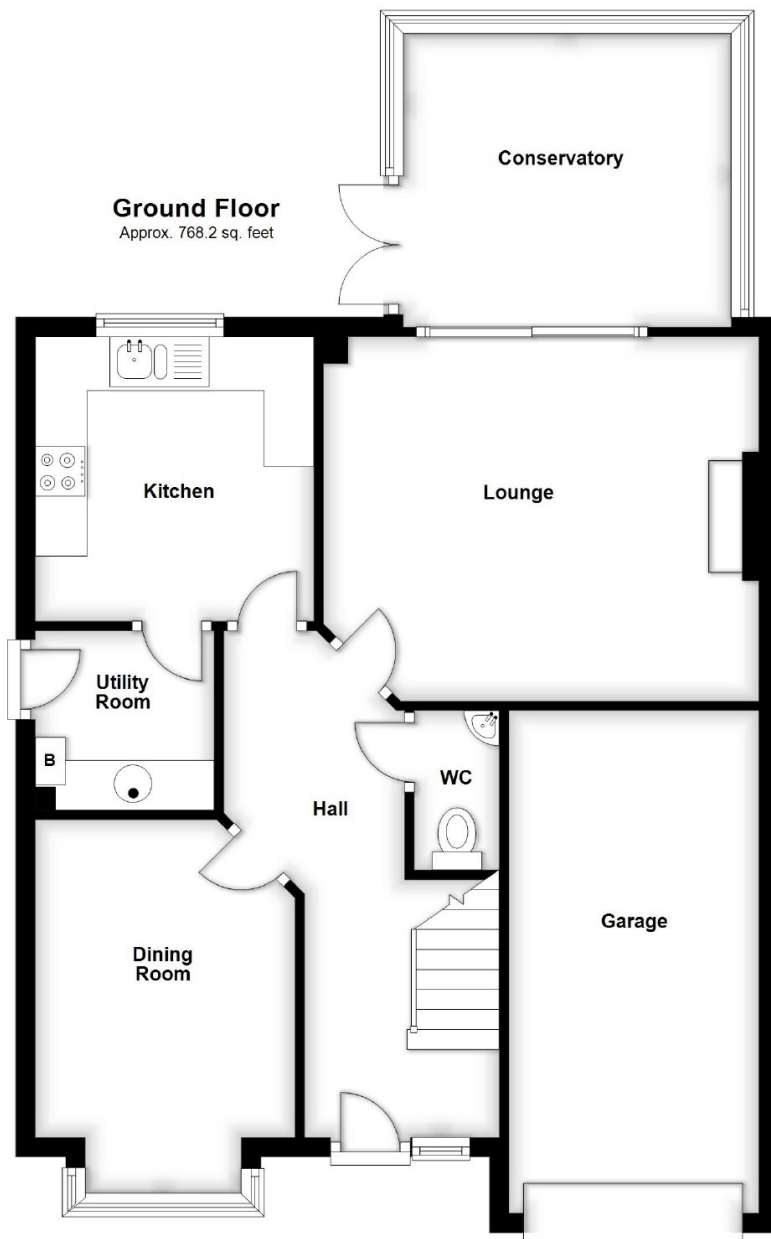
DIRECTIONS

Proceed from Loughborough south-bound on the A6 dual carriageway and take the first left-hand exit signposted for Barrow upon Soar, turn right at the traffic island (2nd exit) and continue over the hump-backed bridge and through the traffic lights into the village. Proceed up the incline to the next traffic island and take the 2nd exit into South Street and then the first left-hand turn into Melton Road. Continue for some distance and at the junction with Grove Lane turn right and then first left into Breachfield Road. Take the first left hand turn into Condon Road and follow it around to the left. Wheatley Close is on the right hand side where the property can be located almost immediately on the left hand side.

PROPERTY INFORMATION QUESTIONNAIRE

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.





IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor.



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