



37 Beveridge Street
Barrow Upon Soar, Leics LE12 8PL

MOORE
&
YORK



Property at a glance:

- Grade II listed cottage
- Three bedrooms
- Three storey
- Two reception rooms
- Breakfast kitchen
- Modern bathroom
- Beautifully presented throughout
- Walled cottage style gardens
- Situated in the heart of this sought after village location
- Close to amenities and schooling

£299,950



A stunning three storey three bedroom Grade II listed period home situated within the picturesque and sought after ancient centre of this highly regarded Soar Valley village, the property is delightfully characterful throughout and has two excellent reception rooms, spacious breakfast kitchen, three bedrooms and modern bathroom set over the upper floors. Delightful cottage style walled garden with a fire pit to the rear. Situated within easy walking distance of village amenities, shops and schools and the midland mainline railway station.

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

As the property is Grade II listed an EPC is not required.

ENTRANCE HALL

1.96m x 1.57m max (6'5" x 5'2" max)
With concealed storage seat, coat pegs, exposed beams and ceiling light point, attractive geometric style tiling, panelled door to the front elevation with brass knocker and panelled internal door leading off and through to:

LIVING ROOM

4.84m x 4.11m max (15'11" x 13'6" max)





Having double radiator and recessed fireplace with grate and brick hearth, exposed boards, heavily beamed ceiling, wall and ceiling light points and internal doorway via a double thickness wall leading rearwards and off via a panelled door to:

BREAKFAST KITCHEN

4.60m x 3.77m (15'1" x 12'4")

Split stable door and two york sash and matching casement style windows to the side elevation, geometric tiling, attractive in-frame

two tone painted kitchen with integrated dishwasher, fridge and freezer units, fantastic storage and plenty of room for centre island or potentially a bistro style table, in-built quality Neff five ring hob with wok burner and additional fan oven plus integrated extractor with over mantle, feature lighting, freestanding radiator, breakfast bar and stairwell off to the first floor accommodation. A corridor and braced internal door at the rear leads to:

DINING/GARDEN ROOM



3.94m x 3.73m (12'11" x 12'3")

A superb space offering ample room for formal dining or potentially informal dining and seating with a set of french doors giving a fantastic view to the garden beyond and two additional double glazed Georgian bar style windows to the side elevation plus double glazed lantern light giving a superb light throughout the room, geometric floor tiling, feature beams, exposed stonework and freestanding style radiator to the side elevation. Additionally, a double width open-way leads rearwards to:

UTILITY SPACE

With plumbing for washing machine to side, feature beams, pendant light point and the aforementioned french doors which lead into the courtyard gardens.

FIRST FLOOR LANDING

2.82m x 2.96m (9'3" x 9'9")

Split into two sections with the main area having the stairwell and having a built in airing cupboard off which houses the modern Worcester combi central heating boiler with adjacent storage shelving and thermostat controls for the bathroom's underfloor heating. The smaller space has a step up from the main landing area and gives access to bedrooms one and two.







MASTER BEDROOM

4.88m max x 4.09m (16'0" max x 13'5")

Having deep window sill with Georgian bar style window to the front elevation, two double panelled central heating radiators, beamed ceiling and small storage closet off.

BEDROOM THREE

2.53m min x 2.01m (8'4" min x 6'7")

With double glazed fire escape window to the flat roof rear addition, loft hatch, ceiling light point and double panelled radiator.

BATHROOM

2.88m x 1.68m (9'5" x 5'6")

Having three section Georgian bar style casement window to the side elevation with fitted shutters, underfloor heating, three piece heritage style suite comprising WC and vanity wash basin with storage beneath and fitted illuminated mirror, modern panelled bath with rain head shower and separate hand attachment, glass shower screen, tiling and chrome finish towel radiator.



SECOND FLOOR ACCOMMODATION

Reached by way of a turning staircase from the first floor landing with staircase having a mixture of straight and turning treads leading upwards to:

BEDROOM TWO

5.05m x 4.12m (16'7" x 13'6")

With bespoke fitted cabinets for storage to three corners of the room, exposed beams, loft hatch, double radiator and double glazed window with Georgian bars inset to the front elevation.

REAR GARDEN

With a mixture of gravel, paving and recessed fire pit, brick built store and feature walls to the boundaries. Having a sunny aspect and views across to Holy Trinity church and with rear access to the garden at the left hand side.

DIRECTIONS

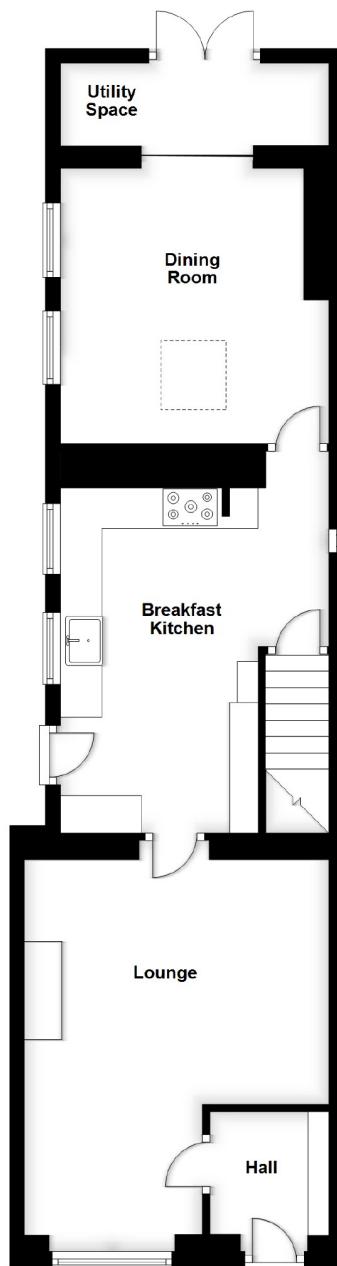
Barrow upon Soar is best approached by



leaving Loughborough southbound on the A6 dual carriageway and taking the first left-hand exit as signposted for Barrow upon Soar. At the roundabout take the second exit and proceed through the traffic lights and over the hump backed bridge and up the incline taking the first exit at the next traffic island into High Street. Continue along High Street and turn right into Church Street and from here take the first right hand turn into Beveridge Street where the property can be located on the left hand side to be identified by our For Sale board.

PROPERTY INFORMATION

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.



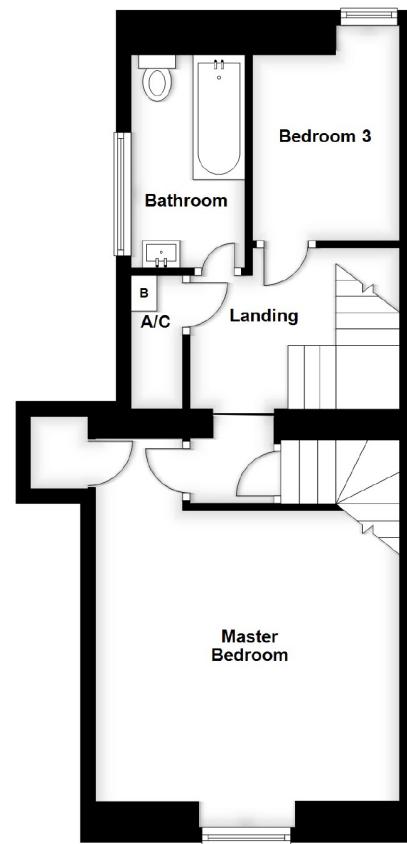
Ground Floor

Approx. 652.2 sq. feet

Total area: approx. 1333.9 sq. feet

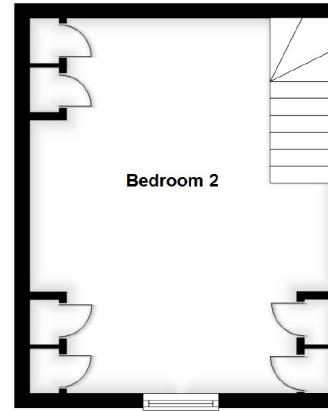
First Floor

Approx. 458.7 sq. feet



Second Floor

Approx. 223.0 sq. feet



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.



18 Devonshire Square, Loughborough, Leicestershire, LE11 3DT

01509 214546 | loughborough@mooreandyork.com | www.mooreandyork.co.uk

MOORE & YORK