

Alder Road

Barrow Upon Soar, Loughborough, LE12 8UH

John
German





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£625,000

Built by Barwood Homes, this family home is a short walk to the village centre and is in the catchment area of Humphrey Perkins School. The property is ready to move into being neutrally decorated throughout, giving you a blank canvas to work with.



A large open plan kitchen, family and dining room dominates the ground floor with a central island, breakfast bar and granite work surfaces. Siemens fitted appliances include a four ring hob, extractor, double oven and Bosch fridge freezer giving the flexibility that modern families need. The self-close units and drawers are a lovely touch along with LED lighting and TV aerial points. French doors from the dining area open into the garden and this is the ideal space for entertaining. A separate utility room complements the kitchen perfectly, proving storage and extra appliance space.

The spacious living room is perfect for relaxing and there is lots of space for the children's toys when playing inside. The front aspect window overlooks Cotes Road while the rear aspect overlooks the garden making this a light, bright room. There is a wood burner for those cosy nights in front of the fire and plenty of electrical sockets and TV points for all the gadgets.

Completing the downstairs accommodation is the guest's cloakroom fitted with a two-piece suite.

Upstairs are five bedrooms, four double rooms and a good size single room which could be used as a home office or study if required. Three of the bedrooms have fitted wardrobes and the family bathroom has a separate walk-in shower together with a bath, WC and wash hand basin, designed with family buyers in mind.

As you would expect from an executive home, the principal bedroom has the benefit of its own en suite shower room.

Outside, to the front, is a driveway for two vehicles and a double garage to house them in, or, use for storage, gym equipment, bicycles or perhaps the golf clubs, if you play at the local courses.

To the rear and side, is the perfect garden having a spacious lawn area, patio seating for those long summer days and mature trees and fencing for privacy. The views will take you as far as the Outwoods.

The current vendors have lived at Alder Road since the property was constructed and have enjoyed village life and all that Barrow Upon Soar has to offer including a local Co-op, various public houses and the superb Blacksmiths Arms Restaurant, all of which are within easy reach together with superb walks over the neighbouring countryside. Family homes like these always attract interest and in the current market are selling fast.

Call John German Loughborough office today and arrange your tour.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.charnwood.gov.uk

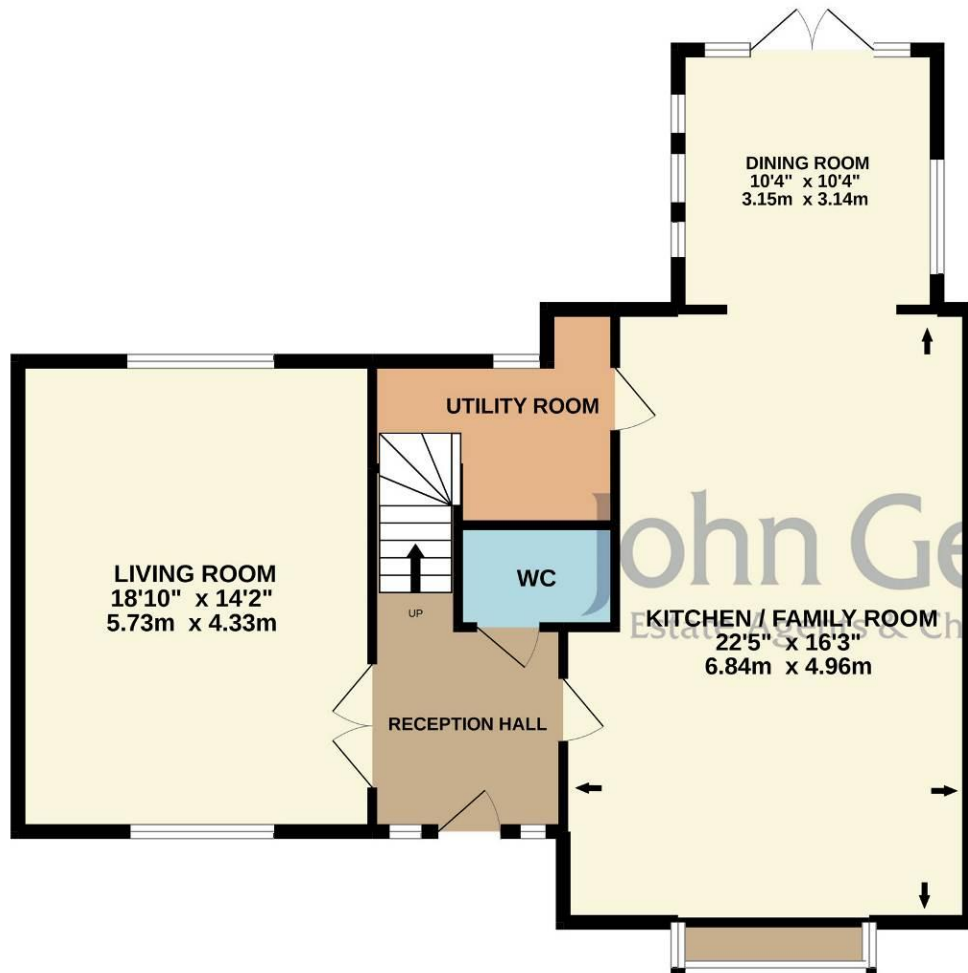
Our Ref: JGA/14022022

Local Authority/Tax Band: Charnwood Borough Council / Tax Band F

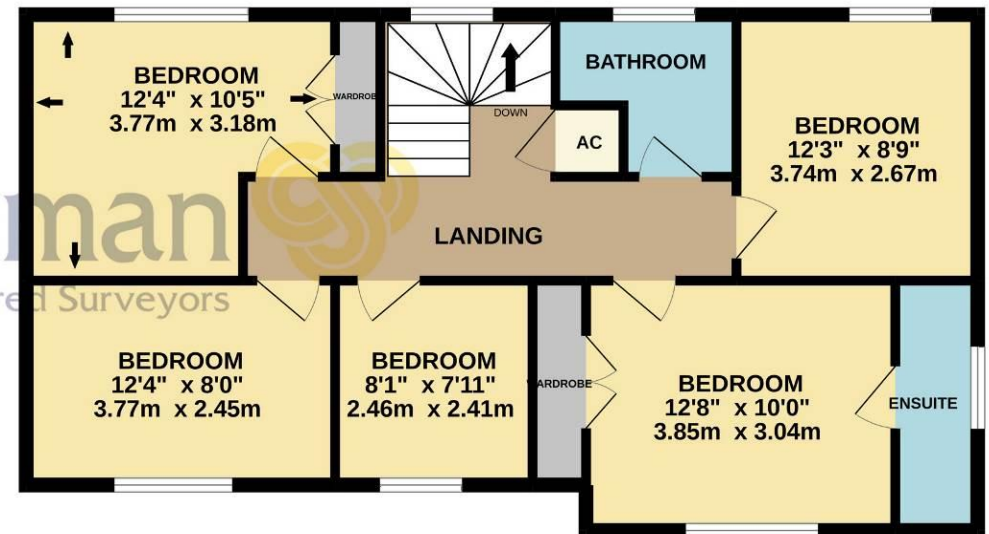




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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