

# Bars Hill

Costock, Loughborough, LE12 6XY

John   
German





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Guide Price £629,950

With accommodation extending to approximately 3000ft<sup>2</sup> over three floors, this substantial family home enjoys a desirable village location, ideal for commuters with road links to Loughborough, Nottingham & Leicester.



Offering versatile and sizeable family living, this superb detached property is located in the Nottinghamshire village of Costock, with transport links to the city of Nottingham as well as the university town of Loughborough. East Midlands airport is located approximately 10 miles away.

The property itself has an attractive frontage and is set back from the road with a tarmac driveway and adjacent front lawn.

Internally, the ground floor has many standout features with there being an impressively sized lounge having a double glazed window to the front aspect, log burning stove and doors opening to the large garden room.

Spanning a large width of the rear of the property, the garden room provides an additional and versatile reception space with the luxury of under floor heating, views over the rear garden and two sets of patio doors opening out.

The kitchen/diner provides a stylish array of both eye level and base storage units, with complementary work surfaces over extending into a breakfast bar. Integrated appliances include an oven, hob, overhead cooker hood, dishwasher and an inset sink and drainer unit positioned beneath the double glazed window to the rear aspect. There is also space for an American style fridge/freezer and bi-folding doors give another point of access to the garden room.

Also off the kitchen is an internal door into the the double garage and a door to the utility that offers an additional sink unit with matching units and work surface as the kitchen, contemporary tiled splash backs and undercounter appliance space having plumbing for a washing machine.

As well as having stairs rising to the first floor, the entrance hallway offers understairs storage and a guest cloakroom with wc and hand wash basin.

To the first floor, there are five of the seven bedrooms. All are well proportioned with two out of the five benefiting from en suite shower rooms. The remainder are serviced by the family bathroom hosting a white suite with the panelled bath having shower over, low level wc, vanity hand wash basin and heated towel rail.

The landing wraps around the central staircase, which leads up to the top floor. Here, there are two further bedrooms – both excellent doubles, and an additional shower room.

This floor offers an excellent space for older children or teenagers, highlighting again how well suited this home is to family living.

The integral double garage provides a useful storage space which can also be used for parking, having twin up and over doors to the front.

The rear garden incorporates both a patio and lawn, with planted and maintained borders. There is gated access which leads round to the front driveway.

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18082023

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band G



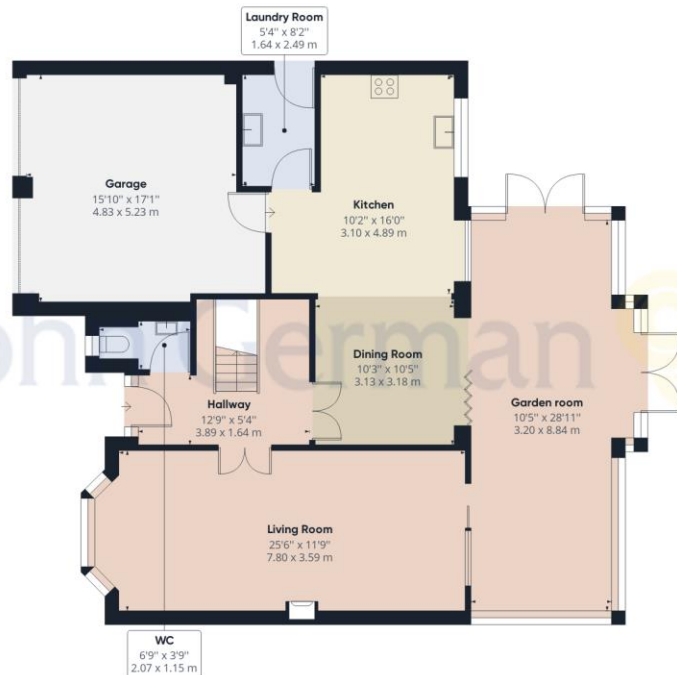




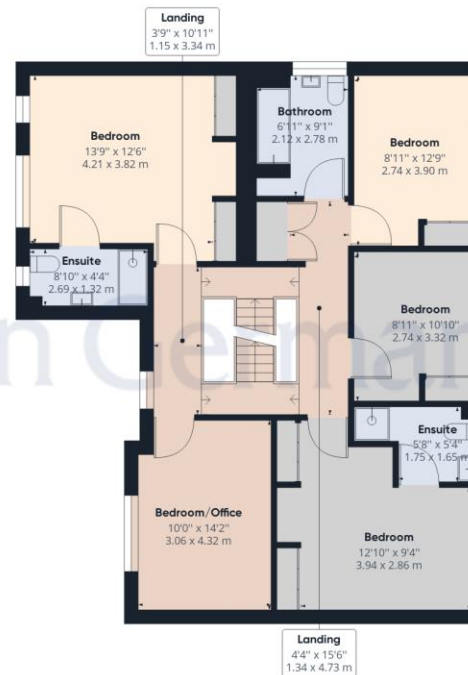




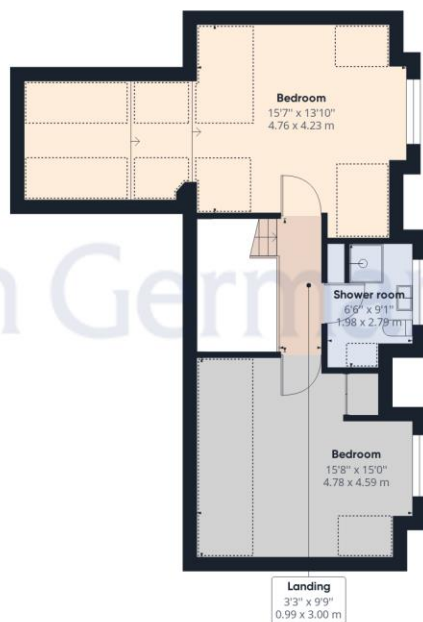




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

3146.20 ft<sup>2</sup>

292.29 m<sup>2</sup>

**Reduced headroom**

228.69 ft<sup>2</sup>

21.25 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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**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		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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