



## 445 Walton Lane, Barrow

A very rare opportunity to purchase a substantial semi-detached property, enjoying an excellent rural location, genuinely spacious family-friendly flexible accommodation set over 3 floors with 5 bedrooms (two with en-suites), family bathroom plus entrance hall, sitting room, impressive open-plan living/dining kitchen, garden room, play room, utility room & ground floor WC. Plentiful parking & located for easy access to nearby Barrow upon Soar & it's amenities. Inspection absolutely essential.

**Asking price £374,950**

## GENERAL INFORMATION

Regarded as being in Barrow upon Soar, this property is actually located in a small hamlet just north of the main village and it's amenities and is set within arable farmland in an idyllic setting. It is very close to the thriving village of Barrow upon Soar with easy access to the M1 & M69 motorways & excellent public transport links for travel to the universities of Loughborough, Leicester & Nottingham. The village's amenities include schools, shops, churches, public houses, a library & a health centre.

## EPC RATING

An EPC (Energy Performance Certificate) has been carried out on this property with the resulting rating E. For a copy of the full report visit [www.EPCRegister.com](http://www.EPCRegister.com) and search for the property using the postcode.

## FRONTAGE

The property enjoys a deep frontage with gravelled driveway providing off-road parking for perhaps up to 6 vehicles, with tumbled setts to the entrance area and perimeter of the drive, the remainder of the frontage is laid to lawn with access hatch to the property's sunken septic tank plus hedging to either side. A shared entryway to the right-hand side of the property provides an access gate to the rear garden, bypassing the electricity meter along the way.

## ENTRANCE HALL

With tiled floor and staircase to the first floor accommodation, intruder alarm control keypad, ceiling down-lights, extractor fan and double radiator, composite door with double-glazed decorative window inset to the front elevation and panelled door leading off to:

## SITTING ROOM

5.7m x 3.71m max (18'8" x 12'2" max)

Having a feature brick fireplace with oak mantle beam, coved ceiling and wall light points, three central heating radiators, uPVC double-glazed leaded light bay window to the front elevation, a useful understairs store and with double doors at the rear of the room giving access off through to:



## LIVING/DINING KITCHEN

6.75m x 5.15m (22'2" x 16'11")

An impressive daytime living space with ample room for both dining and seating, extended breakfast bar peninsular with attractive range of cherry-wood finish fitted units to base and eye-level, plentiful work-surfaces for preparation space and 1 & ¼ bowl single drainer sink with mixer tap in brushed steel finish.,



Space for kitchen range with extractor hood above, integrated dishwasher, recess ideal for American-style fridge/freezer, timber laminate floor throughout, two central heating radiators and doors off to the following two areas:



## GARDEN ROOM

2.87m x 2.89m (9'5" x 9'6")

With two walls being almost entirely glazed with central uPVC double-glazed door within each glazed section, open-style cathedral exposed timber ceiling with light points, tiled floor, double radiator and underfloor heating with thermostat, micro sink with mixer tap. Provides views to the property's rear garden and to open farmland beyond providing a stunning rear aspect.



## LOBBY

With coved ceiling and down-lights, tiled floor throughout and access doors off to the ground floor WC and playroom, with an open-way leading rearwards to:

## UTILITY ROOM

With base and eye-level units plus work-surfaces matching the kitchen which is adjacent, circular stainless steel sink with adjacent matching circular drainer, space for washer and dryer beneath the work surface and double radiator, extractor fan and down-lights, roof access hatch and uPVC double-glazed window to side and half uPVC double-glazed door to the rear elevation.

## GROUND FLOOR WC

1.69m x 1.19m (5'7" x 3'11")

With tiled floor and two-piece modern suite comprising close-coupled WC with push button flush and pedestal washbasin with monobloc mixer tap and tiled surround, plus coved ceiling with light point and central heating radiator.



## PLAYROOM

3.44m x 3.05m (11'3" x 10'0")

With timber laminate floor, ceiling down-lights and two large built-in cupboards for storage, intruder alarm control keypad, radiator and door leading off to:



## GARAGE STORE

Forming the remainder of the double garage which has been largely given over to the playroom and housing the property's hot water installation with wall-mounted gas fired boiler, hot water cylinder and attendant pressure vessels. Additionally there is a central heating radiator, fluorescent strip-light point and wall-mounted consumer unit plus full-width up-and-over door to the front elevation.

## FIRST FLOOR LANDING

With two ceiling light points, radiator, smoke alarm and useful recess given over to a small study space. Doors give access off to bedrooms two, three, four, five/study plus the family bathroom. A final door gives access to a stairwell rising to the second floor master bedroom.

## BEDROOM TWO

3.82m x 3.15m min (12'6" x 10'4" min)

With two uPVC double-glazed leaded light windows affording simply stunning views to farmland and open countryside to the front elevation, plus ceiling light point, two central heating radiators, TV point and one entire wall is given over to two sets of double doors leading to two large built-in wardrobes both having internal hanging and shelving space. An additional door gives access off to:



## EN-SUITE

With three-piece shower suite comprising fully-tiled shower cubicle with electric shower unit, pedestal washbasin with mixer tap and tiled surround and close-coupled WC with push button flush, plus central heating radiator, down-lights and extractor fan to the ceiling.



## BEDROOM THREE

3.43m x 3.15m (11'3" x 10'4")

With chimney breast intrusion, radiator, ceiling light point and built-in wardrobe, uPVC double-glazed leaded light window to the front elevation affording views similar to those from bedroom two and a set of three mirror-finish sliding doors at the side of the room gives access through to:



## DRESSING ROOM

3.15m x 1.35m max (10'4" x 4'5" max)

The room includes a large stairwell intrusion but the room itself has hanging rails and shelving for clothing storage plus ample space for vanity unit and having a uPVC double-glazed leaded light window to the front elevation plus ceiling down-lights.

## BEDROOM FOUR

3.62m x 2.17m max (11'11" x 7'1" max)

The room incorporates a built-in wardrobe and has a ceiling light point, radiator and uPVC double-glazed window affording views to open farmland beyond the property's rear boundary.



## FAMILY BATHROOM

2.65m x 2.49m (8'8" x 8'2")

With tiled floor and again with a modern four-piece white suite comprising close-coupled WC, wall-mounted washbasin with monobloc mixer tap, large double shower cubicle with Mira Excel thermostatic shower unit and panelled bath with mixer tap. The room itself having a mixture of full-height and dado-height tiling, central heating radiator, multiple ceiling down-lights and extractor fan plus obscure uPVC double-glazed window to the rear elevation.



## BEDROOM FIVE/OFFICE

2.61m x 2.51m (8'7" x 8'3")

Having central heating radiator, ceiling light point and uPVC double-glazed window affording the lovely views to farmland and beyond.

## MASTER BEDROOM SUITE

Consisting of a large second floor master bedroom with adjacent en-suite bathroom and accessed by way of a turning staircase with two quarter landings and a uPVC double-glazed window affording fine views to countryside within the stairwell, which is accessed from the main first floor landing as previously mentioned.

## MASTER BEDROOM

5.64m x 4.09m overall (18'6" x 13'5" overall)

With double-glazed velux skylights giving excellent aspects to both front and rear elevations, two central heating radiators, intruder alarm control keypad, multiple down-lights and extractor fan, eaves access hatches plus TV and telephone points plus a door which leads off to:



## EN-SUITE BATHROOM

3.36m x 2.14m (11'0" x 7'0")

With three-piece modern suite comprising double ended bath with mixer tap, pedestal washbasin with monobloc mixer and close-coupled WC with push button flush, tiling to parts, radiator with thermostat, ceiling down-lights and two skylight windows to the property's side elevation.



## REAR GARDEN

The property's rear garden is a good size and feels larger still due to the open aspect to farmland at the immediate rear of the hedged boundary. There is a slabbed patio to the immediate rear of the property and the garden is then otherwise laid to lawn with a raised decked area which continues at the rear of the garden room and skirts the left-hand side of the plot providing two outside seating spaces.



IEWS TO FRONT ASPECT



IEWS TO REAR ASPECT









Total area: approx. 2153.9 sq. feet

### Directions

Walton Lane is easily reached by leaving Barrow upon Soars village centre on Cotes Road headed northbound towards Cotes. Proceed over the traffic island junction with the new Miller Homes development and continue for some distance before taking an eventual right-hand turn into Walton Lane. Continue for some distance thereafter and the property can be found on the right-hand side to be identified by our For Sale board.

### Making an Offer

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

### 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 Information

Although we endeavor to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor. All floor plans and/or measurements shown/quoted are believed to be within 5% but must not be relied upon - purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.

### Floor Plans

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only.

### Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

### Contact us on

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