



BLAKE HOUSE

BARROW UPON SOAR, LEICESTERSHIRE

**JAMES
SELICKS**
ESTATE AGENTS & CHARTERED SURVEYORS



Blake House

3 Blake Close
Barrow upon Soar
Leicestershire LE12 8FS

£825,000

Located on a select development on the edge of this thriving Charnwood village, a fantastic five bedroom, four bathroom individually designed detached property, boasting truly spacious accommodation over three floors, including a superb dining kitchen and some fantastic far reaching views.

Reception hall | cloakroom | principal sitting room | study | second sitting room | living kitchen | utility room | master bedroom | en-suite | two further bedrooms with en-suites | bedroom four | second floor bedroom five | balcony | en-suite | driveway | double integral garage | professionally landscaped rear gardens | EPC-C

LOCATION

This thriving Charnwood village offers a wide range of amenities, is well served by motorway networks and surrounded by countryside providing many scenic walks and beauty spots. Loughborough and Leicester provide a wider range of facilities normally associated with large city centres and market towns; excellent rail links are available from Barrow upon Soar station to Leicester, Nottingham and Lincoln.

ACCOMMODATION

The property which enjoys underfloor heating to the ground floor, wood framed double glazed windows and solid oak doors throughout, is entered via a reception hall with a stunning full height oak framed two storey window with French doors set within enjoying stunning views over far reaching countryside, video entry system, contemporary cast iron log burner, marble flooring, cloaks cupboard, access to the garage and a ground floor cloakroom with a window to the front and a two piece suite, heated chrome towel rail, fully tiled walls and floor. The principal sitting room enjoys wood framed double glazed French doors to the side, further bay window to rear and two windows to the side, ceiling coving, spotlights and a feature wood fireplace with cast iron log burner and granite hearth. The study provides a good range of built-in desks, drawers and shelves, built-in ceiling speakers, spotlights, oak flooring and a window to the side. A second sitting room enjoys two windows to the front, spotlights and oak flooring. The stunning dining kitchen boasts wood framed double glazed French doors and windows to the rear, two further windows to the side and an excellent range of hand built contemporary style solid wood units, a large island unit, granite worktops, an under mounted sink, granite splashbacks, circular oak breakfast bar, space for Rangemaster style cooker, Miele built-in dishwasher, Siemens American style fridge freezer within walnut larder cupboards, further built-in shelving and drawers, display cabinets, wine cooler, halogen down spotlights, and marble flooring





A utility room offers a good range of eye and base level units and drawers with worktops, a ceramic sink and drainer unit, plumbing for automatic washing machine and tumble dryer, further large storage cupboard, halogen down spotlights, marble flooring, doors and windows to the side.

To the first floor a stunning galleried landing with two windows to the front and a fantastic oak framed picture window to the rear affording stunning views, houses a walk-in storage cupboard and gives access to an inner corridor with built-in airing cupboard, further cupboard and access to the master bedroom with windows to the rear and side, vaulted ceiling with exposed beams, two double glazed Velux windows to side and an en-suite with window to side, low flush WC, bidet, Jacuzzi bath, double shower cubicle with rainforest and personal heads, twin sinks into marble with walnut storage beneath, two heated chrome towels, part tiled walls, tiled floor and door to bedroom four/dressing room with window to front, built-in hanging space and double doors

to landing. Bedroom two has window to rear, a dressing area with built-in wardrobes and an en-suite shower room comprising a shower cubicle, low flush WC, wash hand basin with cupboard under, heated chrome towel, part tiled walls and tiled floor. Bedroom three has a window to the side, vaulted ceiling with exposed beams, spotlights, solid oak flooring and an en-suite with a window to the side, double shower cubicle, panelled bath, low flush WC, a round wash hand basin into granite, heated chrome towel rail, spotlights, part tiled walls, tiled floor.

The second floor landing has a double glazed Velux window to the rear elevation, access to roof storage and bedroom five with double glazed doors and windows to rear elevation leading onto a contemporary balcony with stunning far reaching views, two roof storage areas and an en-suite bathroom with a double glazed Velux window to the side, low flush WC, wash hand basin with storage cupboards under, panelled bath, spotlights, part tiled walls and tiled floor.

OUTSIDE

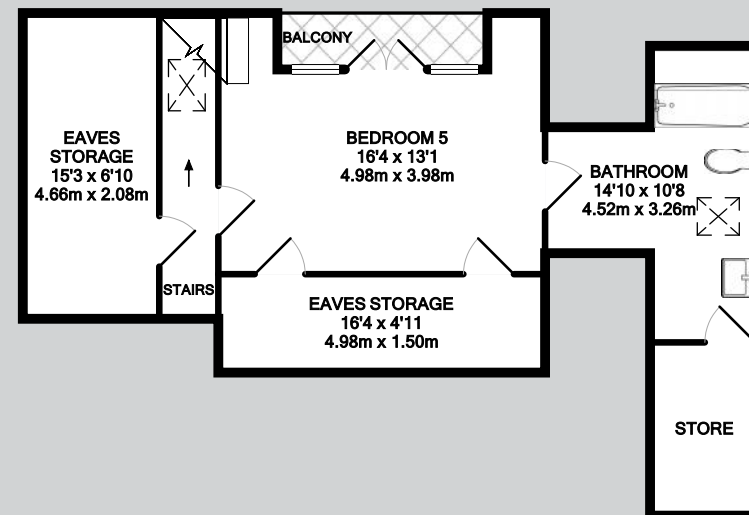
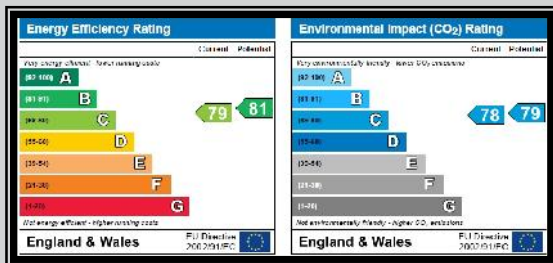
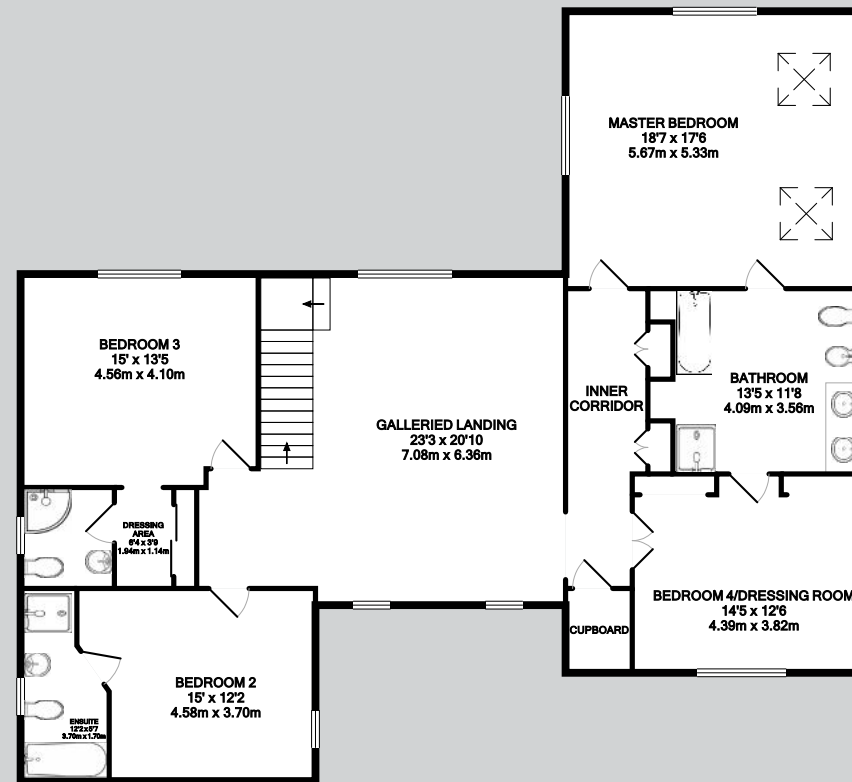
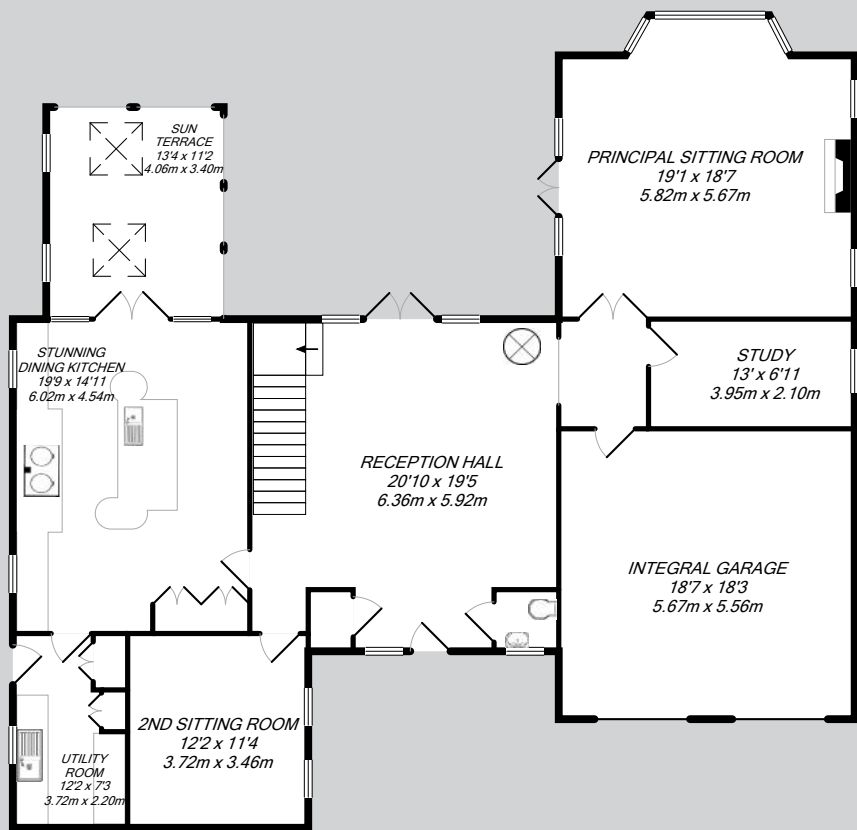
A block paved driveway provides car standing and leads to a double integral garage with twin up and over door, power, lights and door to reception hall. A pathway leads to further car standing and double gates to fantastic professionally landscaped rear gardens with granite patio entertaining areas, a fantastic under cover oak barbeque and seating area with double doors leading to the kitchen, brick and wood garden store and workshop and lawned area, all with fantastic far reaching views.

DIRECTIONAL NOTE

Proceed out of the Leicester via the A6 St. Margaret's Way as signposted towards Loughborough, eventually exiting the A6 as signposted towards Quorn and Barrow upon Soar. At the roundabout take the third exit into Barrow Road, eventually becoming Bridge Street. At the next roundabout take the first exit onto High Street, left into Cotes Road and follow for approximately two miles turning eventually left into Blake Close where the property can be located, clearly indicated by our "For Sale" sign.







Blake House, 3 Blake Close, Barrow upon Soar, Leicestershire LE12 8FS
 Total Approximate Gross Internal Floor Area = 4141 SQ FT/384.7 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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