

OFFERS OVER £475,000
HOLBOURNE CLOSE, BARROW UPON SOAR,





PRICED TO SELL Welcome to this stunning four-bedroom executive detached family home, situated in an idyllic location with spectacular views across Grand Union Canal from the rear of the property. This is a truly exceptional family home that offers luxurious and spacious living accommodation, with tasteful decor and high-quality fixtures and fittings throughout. This home is located on Holbourne Close just off Mill Lane a few short moment's walk of the Village of Barrow Upon Soar. Properties in such a desirable setting are rarely available for purchase on the public market.



As you enter the property, you are greeted by a welcoming hallway that leads you through to the large bay-fronted lounge. The lounge boasts a feature fireplace, while the bay window offers a picturesque view of the front garden. The lounge is a perfect space to relax and unwind with family and friends.

The formal dining room, located off the hallway, is a great space for hosting dinner parties or for more formal family meals. The room has ample space to accommodate a large dining table and chairs, perfect for entertaining guests. Bi folding doors flow onto the Sun Room with views over the river. The contemporary fitted kitchen with granite worktops and breakfast bar is a real highlight of this property. The kitchen is fully equipped with modern appliances, providing everything you need for cooking and







entertaining. The breakfast bar is a great feature, offering a more informal space for dining, and the stunning views of the Grand Union Canal can be enjoyed from the kitchen. The sunroom, located at the rear of the property, is a great place to relax and take in the breathtaking views of the Grand Union Canal. The sunroom provides access to the beautifully landscaped gardens, which have been tiered to provide excellent entertaining space. Bi folding doors flow out onto the balcony to the left.

The property offers four well-proportioned bedrooms, each offering a comfortable and peaceful space to relax and unwind. The master bedroom boasts air conditioning and a







modern en-suite bathroom, complete with a bath and shower, while the remaining bedrooms share a separate family shower room.

The gardens of this property have been beautifully landscaped and provide an excellent space for entertaining guests. The garden is tiered, with a patio area on the upper level,





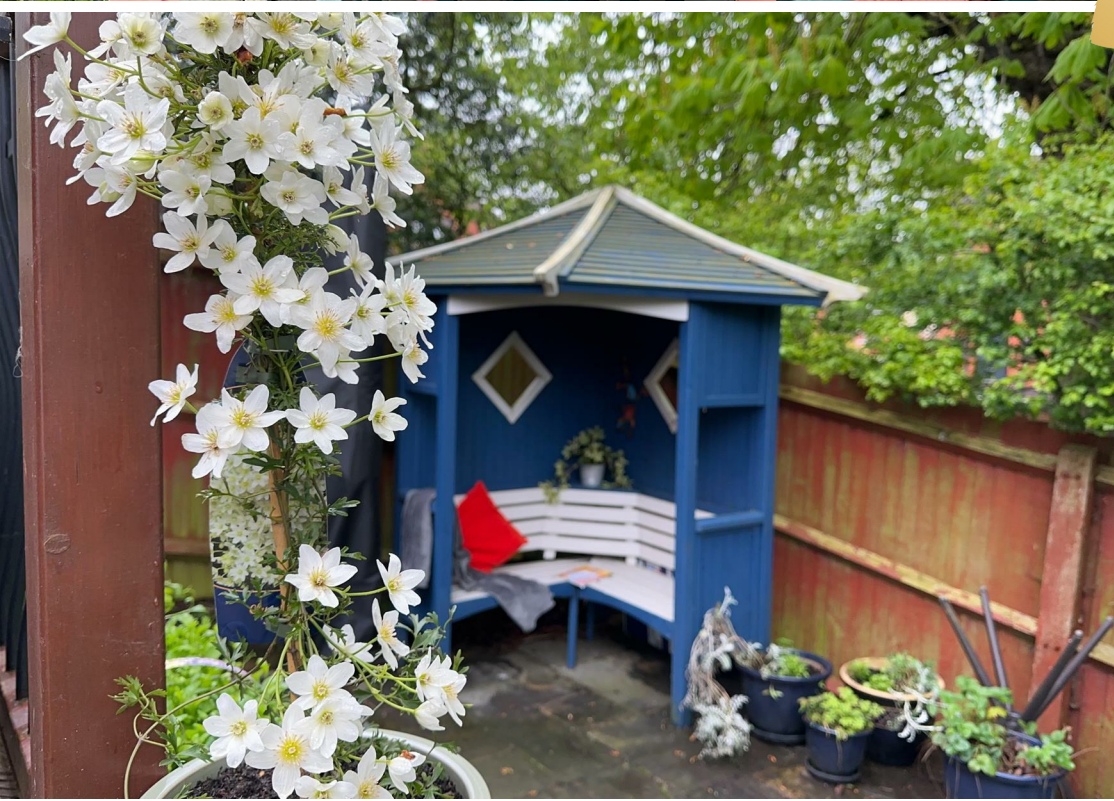
which can be accessed from the sunroom. The lower level of the garden is mainly laid to lawn, with planted borders and mature trees. The property also benefits from having CCTV cameras installed

Overall, this four bedroom executive detached family home is a rare find, offering luxurious living accommodation in a truly stunning location. This property offers a great opportunity to enjoy the tranquil surroundings and spectacular views of the Grand Union Canal, whilst still providing easy access to local amenities and transport links. This is a must-see property for anyone looking for a truly exceptional family home.





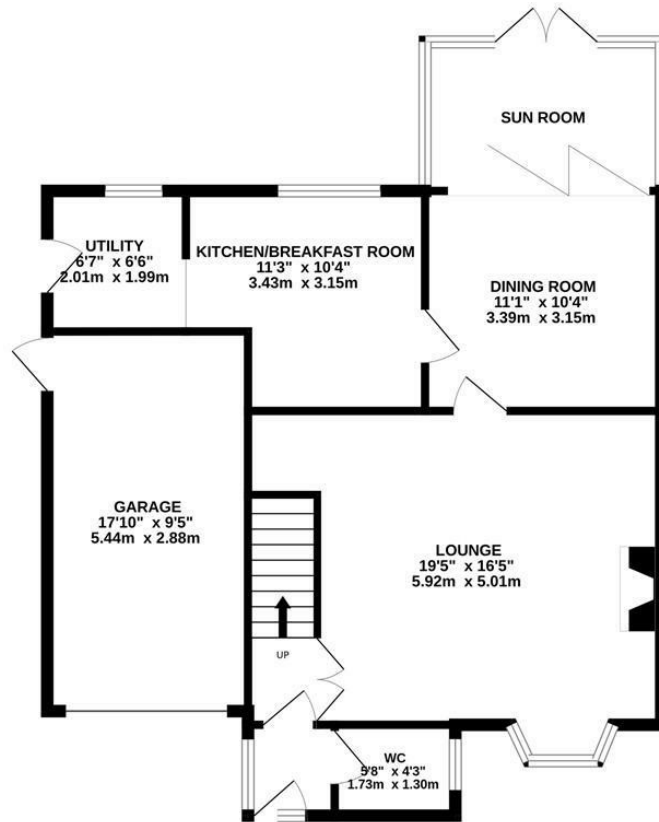




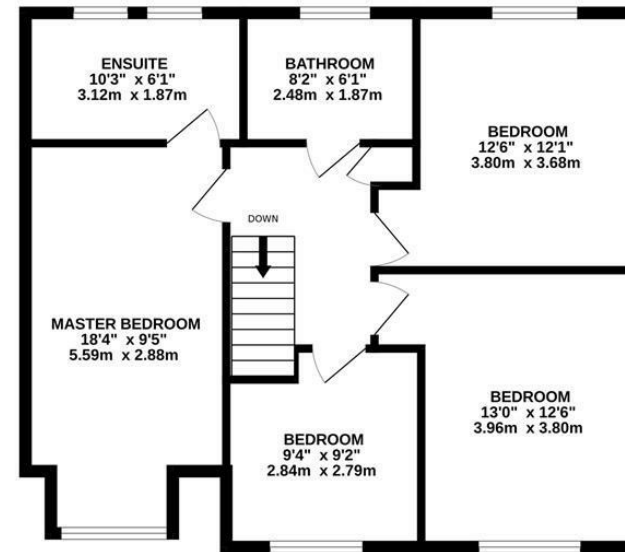




GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1546 sq.ft. (143.6 sq.m.) approx.

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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