



OFFERS OVER £390,000
ROMAN CLOSE, BARROW UPON SOAR,





Introducing this impressive four-bedroom detached property located in the highly sought-after North Leicestershire village of Barrow Upon Soar. Impeccably presented throughout, this residence offers a delightful living experience, featuring a hallway, through lounge, dining/sitting room, ground floor WC, and a breakfast kitchen. On the first floor, you'll find four bedrooms, including a master with an en-suite, as well as a family bathroom. The beautifully landscaped enclosed rear garden, single garage, and off-road parking complete the appeal of this exquisite home.



As you step inside, you are welcomed by a tastefully designed ground floor WC, featuring a two-piece contemporary suite comprising a pedestal wash basin with tiled splashback and a close-coupled WC with a push-button flush. The room is complemented by a central heating radiator with TRV, a ceiling light point, and an obscure UPVC double glazed window to the front elevation. The inviting hallway boasts timber effect laminate flooring, creating a warm and welcoming atmosphere. This space serves as the heart of the home, offering access to all the main living areas. The hallway is well-lit with two ceiling light points and includes a smoke alarm, a central heating radiator, and an intruder alarm control keypad. Conveniently, doors from the hallway lead to a useful under-stairs store and the ground floor WC. Further doors grant access to both reception rooms and, positioned at the rear of the hall, the breakfast kitchen. The through lounge is an impressive and spacious reception room, stretching the entire depth of the property. The room enjoys a dual aspect, with UPVC double glazed French doors opening onto the picturesque garden and a walk-in UPVC double glazed bay window to the front elevation. This well-lit and inviting space boasts two central heating radiators and two ceiling light points, creating a comfortable and stylish ambiance. Adding to the charm, the room features a contemporary wall-mounted feature fire and a high-level point for an LCD TV above. The breakfast kitchen is thoughtfully designed, providing a utility space to the inner corner, equipped with a washer and dryer along with storage above. The L-shaped fitted kitchen area offers ample storage and boasts space for a dishwasher and an upright fridge/freezer. Additionally, the kitchen includes a built-in AEG oven/grill with a four-ring gas hob, brushed steel extractor, and a stylish splash-back. Two ceiling light points, a smoke alarm, and a double radiator enhance the practicality of this space, perfect for day-to-day dining. UPVC double glazed French doors lead out to the stunning garden, further promoting seamless indoor-outdoor living. The property continues to impress with a generous dining/sitting room, providing ample space for daily meals and potential use as a cozy sitting area. The room features a ceiling light point, a wall-mounted consumer unit, and a walk-in UPVC double glazed bay window with a radiator, offering a pleasant and versatile space.



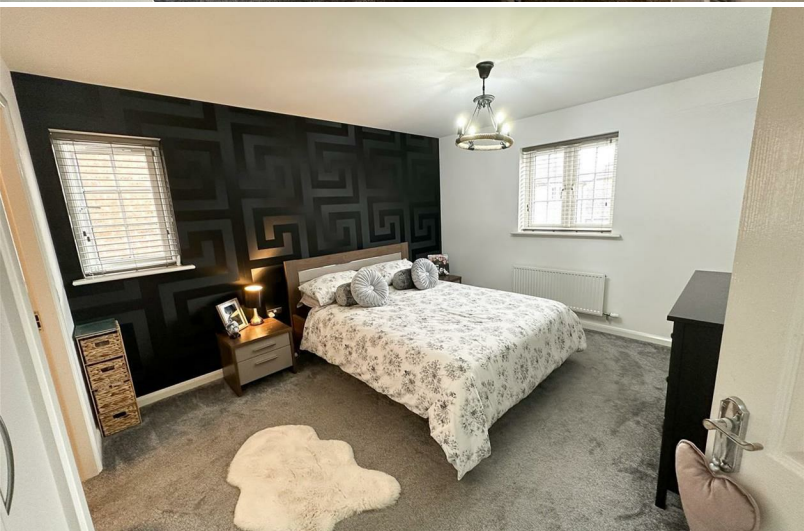




Moving on to the first floor, you'll discover four bedrooms, each with its own unique appeal. The master bedroom is a true retreat, boasting a dual aspect with UPVC double glazed windows to the front and side elevations. The room is thoughtfully designed with a central heating radiator and a ceiling light point, as well as a built-in three-door wardrobe, with the centre door having a full-height mirror. A door leads to the en-suite shower room, adding to the convenience and comfort of this delightful master suite. The en-suite shower room features a full-width double shower cubicle, elegant tiling to water-sensitive areas, and an additional two-piece suite comprising a pedestal wash basin with a mono block mixer and a close-coupled WC with a push-button flush. The en-suite is equipped with a ceiling light point, an extractor fan, a central heating radiator, and an obscure UPVC double glazed window to the side, ensuring a luxurious and functional space. The second bedroom is a generously sized room, complete with a recess ideal for built-in furniture. The room boasts two UPVC double glazed windows to the front elevation, providing ample natural light. A ceiling light point and a central heating radiator ensure comfort and convenience. Bedroom three is equally appealing, offering a three-door fitted wardrobe and showcasing a ceiling light point, a central heating radiator, and a UPVC double glazed window to the front elevation, providing a comfortable and stylish space. Bedroom four is a versatile space, thoughtfully designed with a wardrobe recess, a central heating radiator, a ceiling light point, and a UPVC double glazed window to the rear elevation. Completing the first floor, the family bathroom is beautifully appointed with partial tiling to two walls and a three-piece suite in white. The suite comprises a panelled bath with a mixer and hand shower, a pedestal wash basin with a mono







block mixer, and a close-coupled WC with a push-button flush. The bathroom is well-lit with a ceiling light point and includes an extractor fan, a shaver socket, a central heating radiator, and a UPVC double glazed window to the rear elevation, offering a peaceful and relaxing space.

Externally, the property boasts a substantial frontage, predominantly laid with an attractive clock paved driveway, providing off-road parking for up to three vehicles and featuring space for decorative planters. An outside light point adjacent to the front door adds a touch of elegance to the entrance. Positioned on the left-hand side, a driveway space in front of the single garage offers additional off-road parking for up to two vehicles, depending on size. The garage, situated in a block with a neighboring dwelling, offers versatile space for storage and workshop activities. A gated entryway between the garage and the house leads to the beautifully landscaped and enclosed rear garden, where you can enjoy a slabbed patio space, graveling, and lush planting, surrounded by a substantial lawn area. A designated area to the side is perfect for garden furniture storage, and the rear of the garage provides a standing space for a timber garden store, ensuring ample storage solutions. The rear garden benefits from a sunny aspect, being more or less directly south-facing, offering a serene and private setting for outdoor relaxation and activities. The access way between the garage and the house provides plenty of room for storage and refuse bins, ensuring a neat and organized outdoor environment.





In summary, this impressive four-bedroom detached property in the charming North Leicestershire village of Barrow Upon Soar offers a fantastic living space, thoughtfully designed and immaculately presented throughout. The beautifully landscaped garden, single garage, and off-road parking make this home an excellent opportunity for a family.

Guest Wc - 1.70m x 1.63m (5'7 x 5'4) -

Lounge - 6.58m x 3.45m (21'7 x 11'4) -

Dining Room - 3.81m max x 3.07m max (12'6 max x 10'1 max) -

Breakfast Kitchen - 4.90m max x 3.38m max (16'1 max x 11'1 max) -

Bedroom One - 3.99m x 3.45m (13'1 x 11'4) -

En-Suite - 2.51m x 1.42m (8'3 x 4'8) -

Bedroom Two - 3.96m max x 3.51m max (13'0 max x 11'6 max) -

Bedroom Three - 3.51m x 3.23m (11'6 x 10'7) -

Bedroom Four - 2.69m x 2.39m (8'10 x 7'10) -

Family Bathroom - 2.84m max x 1.91m max (9'4 max x 6'3 max) -





