



GUIDE PRICE £580,000
MELTON ROAD, BARRROW UPON SOAR,





Welcome to this imposing detached 1930's character residence located on Melton Road close to the train station within the highly sought-after Charnwood Village of Barrow upon Soar. This charming residence presents an amazing opportunity for a family to become a forever home and enjoy the generous accommodation and gardens on offer. This property has been a much-loved family home over the last 35 years and is now ready to welcome its new custodians.



As you approach this home, you will instantly notice its stunning curb appeal, being set back behind leylandii hedges, and enclosed by an In and Out driveway. You will enter the accommodation via an arched storm porch with original tiled floor. Enter via the timber glazed door into the welcoming entrance hall, featuring original timber strip flooring throughout, with a staircase rising to the first floor and doors accessing ground floor accommodation.

To the left, you will enter a beautiful, bright, and airy reception room, which is currently in use as a formal dining space. It features an original brick fireplace with an open fire and an attractive bay window, with plenty of room to be used as a further lounge or playroom. The kitchen is located at the rear of this home and has





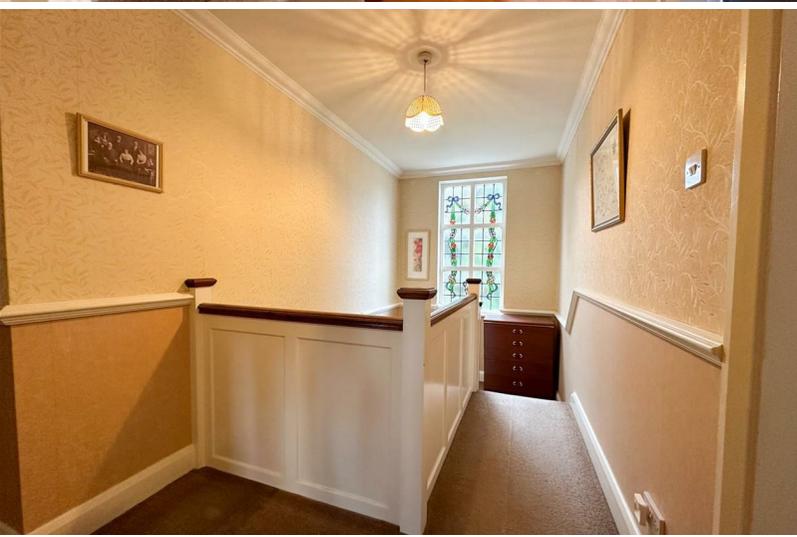


been fitted with a range of wall and base storage units with work surfaces over. The kitchen boasts a range of built-in appliances and enjoys the beautiful view from the garden at the rear.

Off the kitchen, you will find a handy utility space with a door leading out to the side and access to the downstairs WC. To the right of the hallway, you will find the generously extended lounge, which has a cosy feeling with a log-burning stove at the heart of this space. It opens through to the rear extension where you find further spaces with French doors flowing out onto the rear garden.





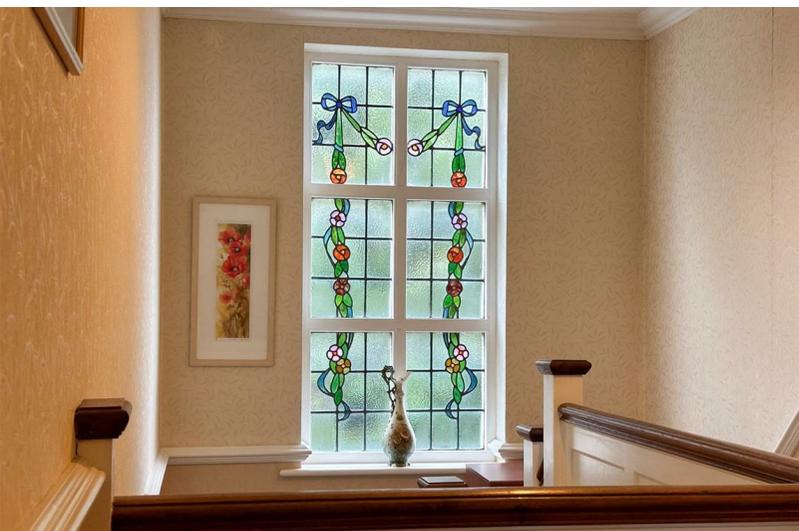


The original staircase rises up to the first floor where you would find a beautiful gallery landing with a large stained-glass window, allowing plenty of light at the front aspect. There is access to the loft and doors communicating to all upstairs accommodation. Upstairs, you will find four proportionate bedrooms, three of which are generous double bedrooms, and the master benefits from an ensuite shower room. The bathroom has been refitted with a panel bath, shower over, low-level flush WC, and pedestal washbasin.





This home boasts a generous plot at the front, featuring an in and out driveway for parking vehicles as well as access to the large garage, which has previously been used as a workshop and is approximately 9m x 6m. There is access from front to rear via a side passageway which leads to the rear garden. The generous garden offers ample space for a family to entertain and children to play on the large lawn with trees and border enclosing. The garden enjoys lots of privacy, which is a huge asset to this property. This home offers an amazing opportunity to extend subject to relevant consents, with ample space available in the substantial garden.







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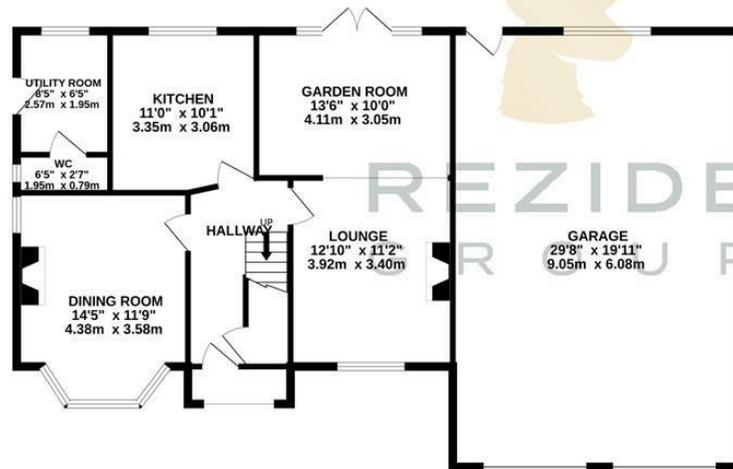


PLOT PLAN FOR GUIDANCE ONLY

1ST FLOOR
696 sq.ft. (64.6 sq.m.) approx.



GROUND FLOOR
1298 sq.ft. (120.6 sq.m.) approx.



TOTAL FLOOR AREA : 1994 sq.ft. (185.2 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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