

# Holders

A Modern Estate Agent



## 14 Grove Lane

Barrow Upon Soar, Loughborough, LE12 8NP

Guide price £190,000



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Upon entering the property you will notice a light and airy feel from the moment you enter. The open plan living space enjoys flexibility with lounge and dining areas. The Lounge is complete with a exposed brick fireplace and chimney place with a ceramic tiled hearth surmounted by a Villager wood burning stove, solid wood flooring, uPVC double glazed window to the front elevation, radiator, built in meter cupboard, coving to ceiling and open access to the dining area with an under stair storage cupboard.

The Dining Area is complete with an open feature cast iron period style fireplace with open fire grate and tiled hearth, continued wood flooring from the lounge and lobby area, wood strip panel door accessing the stairs to the first floor, uPVC double glazed window to the rear elevation and panel door with inset opaque glass window through to the kitchen.

The kitchen is fitted with a one and a half bowl single drainer stainless steel sink unit with chrome swan neck style mixer tap over and cupboards under. Fitted units to the wall and base with roll edge work surface, five ring stainless steel gas hob with oven under, stainless steel splash backs and matching extractor canopy hood over, there is a plumbing for washing machine and under unit space for two further additional appliances, radiator, two uPVC double glazed windows to the side elevation overlooking the courtyard and a uPVC double glazed door accessing the courtyard.

On the first floor the landing has wood strip doors accessing two double bedrooms and a bathroom with a white four piece suite. The bathroom is generously proportioned and fitted with a white four piece suite comprises: double ended panel bath with centre mounted chrome telephone mixer shower tap, corner shower cubicle with thermostatic shower and curved door screening, low flush WC with push button flush and a vanity unit with inset wash hand basin.

To the outside the property has a small courtyard patio style enclosed area with gated access leading to Grove Lane. There is also a further store providing storage space for bins.

## **Disclaimer**

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

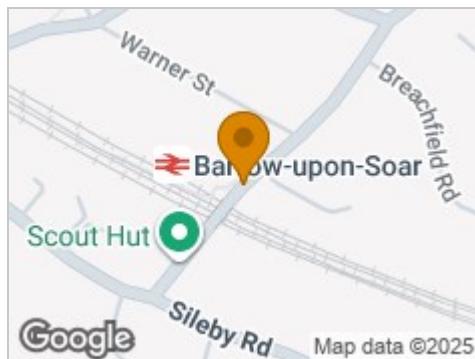
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

### **Extra Information**

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)



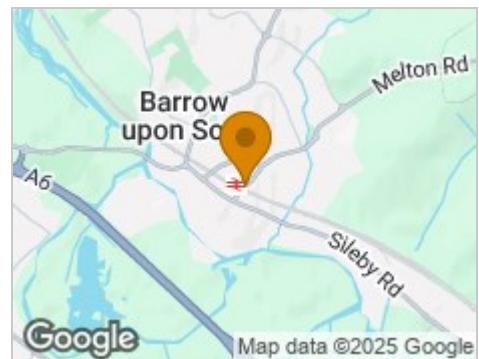
## Road Map



## Hybrid Map

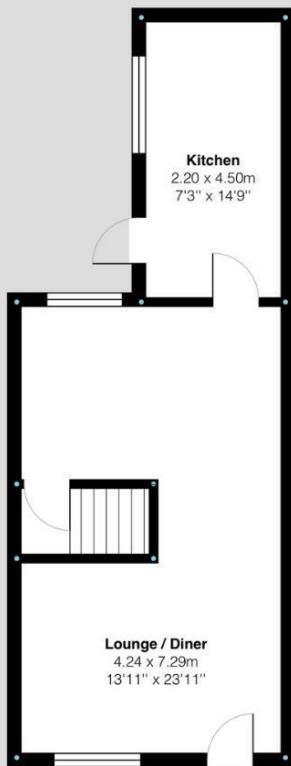


## Terrain Map



## Floor Plan

Ground Floor:



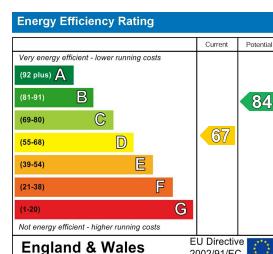
Grove Lane, Barrow Upon Soar  
Internal Square Footage: 861 sq.ft

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## Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.