Holders

A Modern Estate Agent









7 Bars Hill, Loughborough, LE12 6XY

£625,000

An exceptional five-bedroom detached family home occupying a sought-after village position in Costock, comprehensively renovated and finished to an outstanding contemporary standard throughout. Offering almost 2,000 sq ft of beautifully presented accommodation, including a stunning open-plan living dining kitchen, two garages and a private rear garden.

Summary

Agents note: The property has almost been finished but there are a few areas the buyer will need to complete. Fitting of carpets/flooring upstairs and fit out of the en-suite.

Occupying a prime position within the highly regarded village of Costock, this exceptional detached family residence has been comprehensively transformed to create a beautifully appointed home of outstanding quality and style. Extending to almost 2,000 sq ft, the property combines generous proportions with sophisticated contemporary interiors.

Since acquisition by the current owners, the property has undergone an extensive programme of renovation and improvement, including a complete rewire, full replastering, replacement internal doors, new flooring throughout and upgraded electrical fittings, resulting in a home that feels both luxurious and effortlessly modern.

The heart of the property is the stunning open-plan living dining kitchen, a substantial space designed for modern family life and entertaining. Flooded with natural light from overhead roof glazing, the room offers an impressive blend of style and practicality, centred around a striking island and complemented by high-quality cabinetry, integrated appliances and a separate utility and pantry area. The seamless connection between the kitchen, dining and living spaces creates a wonderful sense of flow, whilst retaining clearly defined areas for everyday living.

A beautifully presented sitting room provides a more intimate retreat, enhanced by a feature media wall, whilst further reception space offers flexibility for formal dining, family living or home working requirements. Completing the ground floor accommodation is a fully fitted modern w/c.

To the first floor, five genuine double bedrooms provide excellent accommodation for growing families. The principal suite has space and provisions for a bathroom, while the remaining bedrooms are served by a contemporary family bathroom fitted with a high-quality four-piece suite. Throughout the first floor, the attention to detail and quality of finish continues, creating a cohesive and elegant feel.

Externally, the property is equally impressive. A driveway provides off-road parking and access to the two integral garages, whilst the rear garden has been thoughtfully arranged to offer a private and attractive outdoor environment. Well-maintained lawns are complemented by generous patio areas, creating ideal spaces for outdoor dining, entertaining and family enjoyment. The garden benefits from a high degree of privacy and is not directly overlooked from beyond.

Costock remains one of the area's most desirable villages, offering a strong sense of community whilst being ideally placed for access to East Leake, Loughborough, Nottingham and major transport links. The village primary school is highly regarded and feeds into East Leake Academy, making the location particularly appealing for families.

An outstanding family home of considerable distinction, combining substantial accommodation with impeccable contemporary styling.

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.

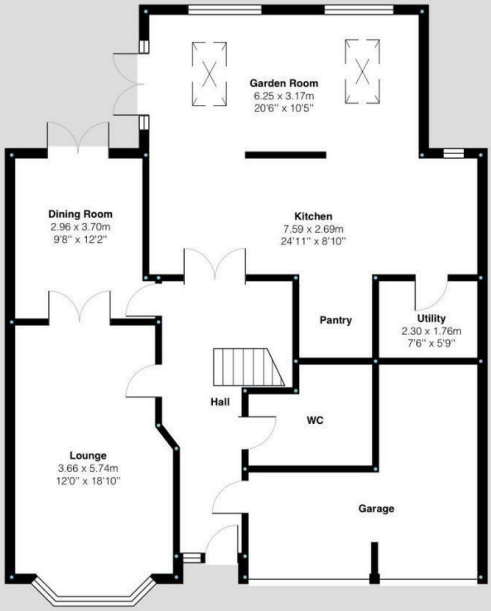
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Extra Information

To check Internet and Mobile Availability please use the following link: 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

Floor Plan

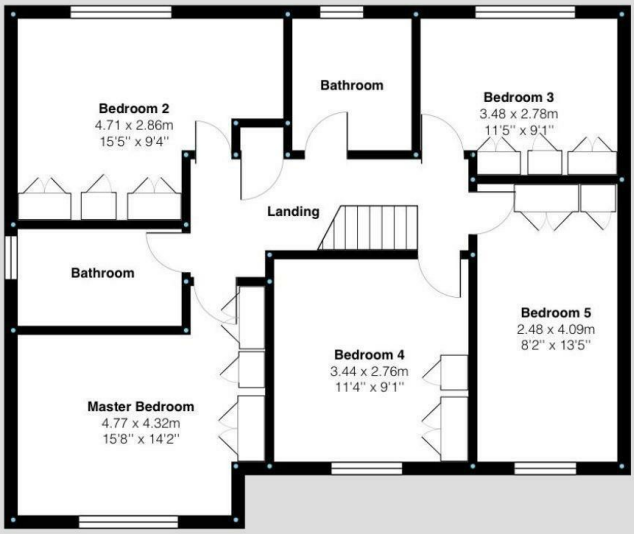
Ground Floor:



Bars Hill, Costock
Internal Square Footage: Approx 2165 sq.ft

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First Floor:



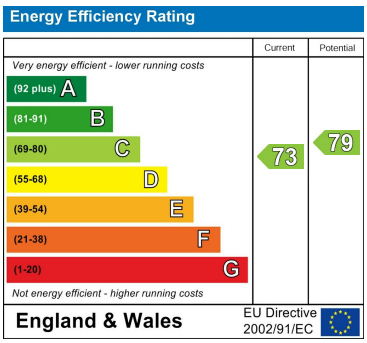
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Area Map



Energy Efficiency Graph



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