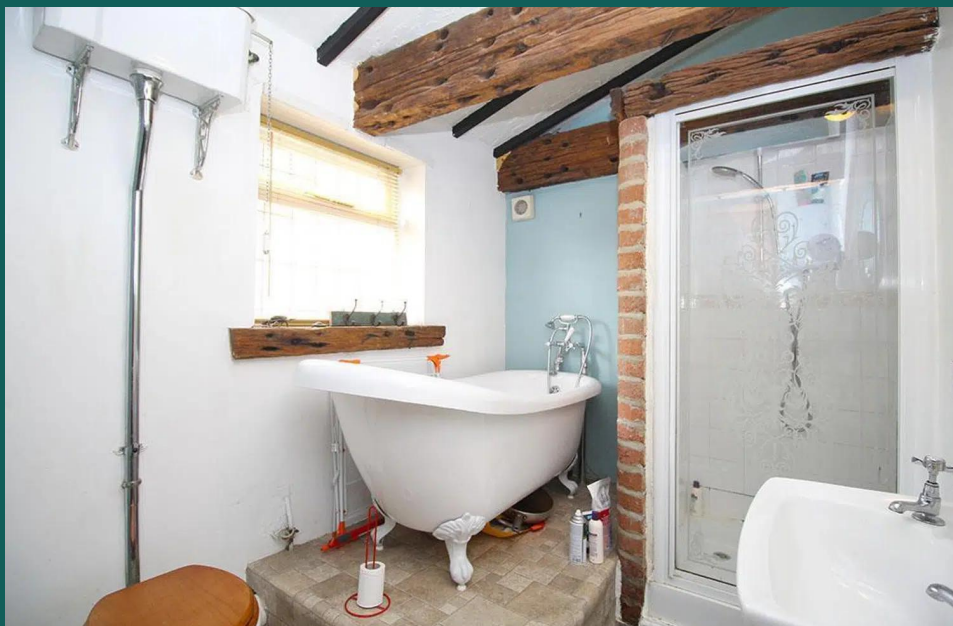




*Melton Road*

Barrow Upon Soar

1 Bed End of Terrace Cottage • LE12 8NS • £775 pcm • £890 Deposit



## Melton Road, Barrow Upon Soar

A beautiful period cottage within a village setting on a quiet road. Its interesting shape combined with its period features and exposed beams make for a warm, homely space. An attractive rear courtyard provides a private retreat.

### Living Room 3.4m (11'2) x 3.1m (10'2)

Currently in use as both a lounge and diner this cosy room has a feature fireplace, exposed beams and bricks and other period features.

### Kitchen 3.1m (10'2) x 2.8m (9'2)

This Pullman kitchen provides a great space for preparing food. A double fan assisted oven with gas hob is included.

### Bathroom 2.8m (9'2) x 1.9m (6'3)

A stunning period style four piece bathroom with roll top claw bath, separate shower and feature high level WC. Exposed beams and brickwork complete the look.

### Master Bedroom 3.4m (11'2) x 3.1m (10'2)

A large double bedroom overlooking the front of the property and spanning its full width. Again exposed beams and brickwork complete the look.

### Landing / Lobby 3.1m (10'2) x 2.8m (9'2)

We normally wouldnt mention a landing however this one is of significant size and provides plenty of storage space.

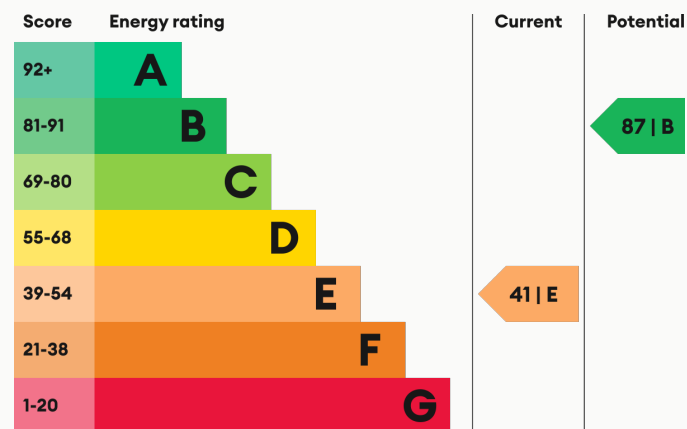
### Heating

Gas fired central heating.

### Glazing

Modern, good quality, uPVC double glazing.

### Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Bathroom



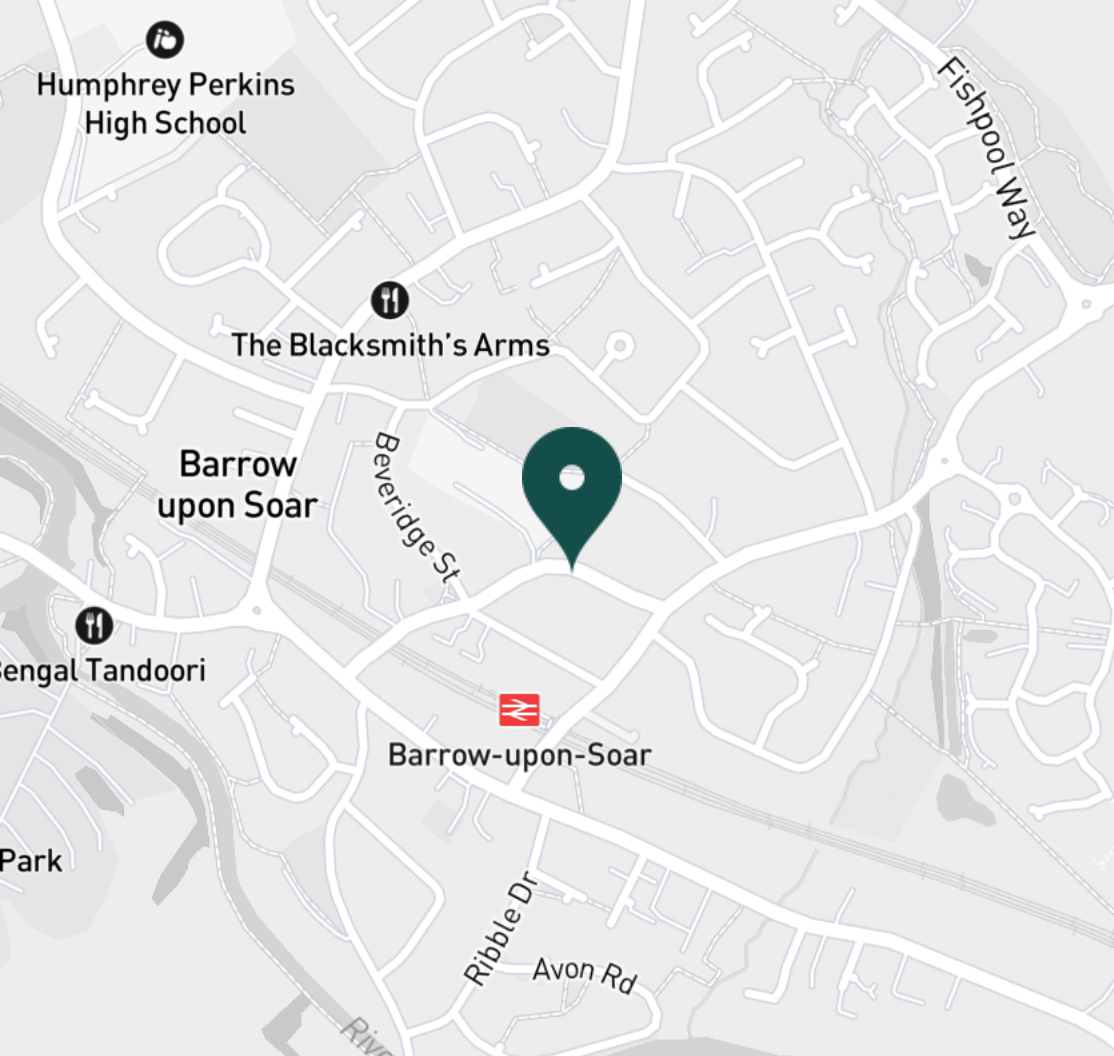
Kitchen



Kitchen



Kitchen



#### SUPERMARKETS

Co-op Food Barrow Upon Soar	0.6 mi
Co-op Food Quorn	2.2 mi
Waitrose Mountsorrel	2.6 mi
Tesco Extra Loughborough	3.5 mi
Marks & Spencer	4.1 mi

#### GYMS

Physfit Gyms	2.1 mi
Total Fitness Centre	2.2 mi
Rosemary Conley Fitness Club	2.6 mi
Onestep fitness	2.9 mi
bofitness	3.1 mi

#### TRAIN STATIONS

Barrow upon Soar	0.2 mi
Sileby	2.3 mi
Loughborough	4.0 mi
Syston	7.4 mi
South Wigston	8.6 mi

#### NURSERY SCHOOLS

Sileby Littlestars PS	2.3 mi
Peter Pan Playgroup	2.3 mi
Quorn Nursery School	2.4 mi
Radmoor Nursery	2.4 mi
Radmoor Nursery	2.4 mi

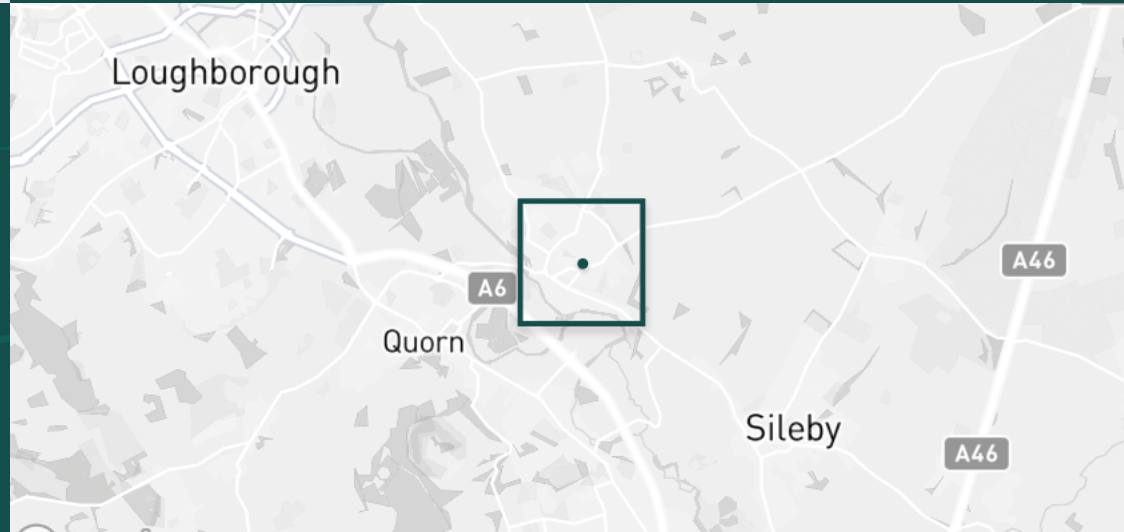
#### PRIMARY SCHOOLS

Hall Orchard CE PS	0.4 mi
St Bartholomew's CE PS	2.3 mi
Redlands Community PS	2.4 mi
Burton-on-the-Wolds PS	2.7 mi
Christ Church & St Peters CE	2.9 mi

#### HIGH SCHOOLS

Humphrey Perkins High Sch	0.8 mi
Rawlins Academy	2.3 mi
Loughborough Grammar Sch	3.6 mi
Loughborough High Sch	3.6 mi
Our Lady's Convent Sch	3.8 mi

Discover  
*Barrow Upon Soar*





Living room



Living room



Living room



Landing



Landing



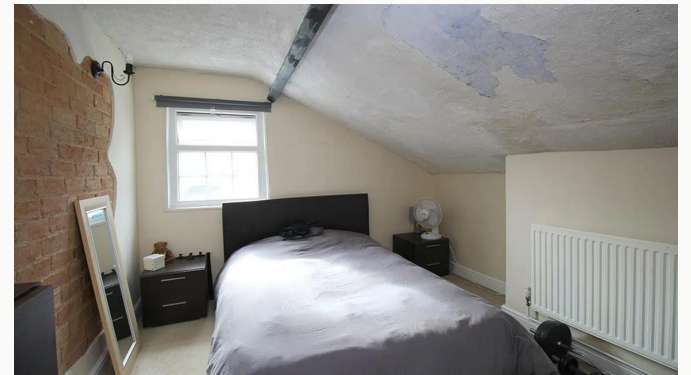
Bedroom



Bedroom



Bedroom



Bedroom



Landing



Garden and patio



Patio



Side door



Melton Road

**Available**  
From 12/11/2024

**Comes**  
Unfurnished

**Bedrooms**  
1

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
On Street

**Postcode**  
LE12 8NS

**Rent**  
£775 pcm

**Deposit**  
£890

**EPC**  
41 | E

**Council Tax Band**  
A

**ID**  
#3713

**Updated**  
22/10/2024





# *Have a property like this? Let's work together.*

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



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# Huntleys

