

Sinclair



7 Rustat Close, Barrow Upon Soar

Loughborough

£299,950

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Barrow Upon Soar, Loughborough

Immaculate four bedroom, three-storey home in Barrow Upon Soar with flexible living, modern open plan family dining kitchen, enclosed garden, wide garage (used as a home gym), and driveway parking for two cars.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Favoured Village Location
- Truly Immaculate Accommodation
- Flexible Layout & Accommodation
- Four Bedrooms
- Three Storey Property
- Garage and Parking
- Downstairs WC & Utility Room



Hallway

The hallway is accessed by a composite entrance door and the hall gives away to the downstairs WC, stairs accessing the first floor, two useful storage cupboards, home office/bedroom four, utility room and personal access door through to the garage (currently used as a home gym). Radiator.

Downstairs WC

Fitted with a two piece suite comprising low flush WC, corner pedestal wash hand basin, radiator and UPVC double glazed window

Bedroom Four/ Office

9' 5" x 10' 6" (2.87m x 3.20m)

This room offers flexibility to the accommodation and is currently used as a home office. The room could also be used as an additional reception room or fourth double bedroom. UPVC double glazed window overlooking the garden and radiator.

Utility Room

5' 7" x 6' 8" (1.70m x 2.03m)

The utility room is fitted with a single drainer stainless steel sink unit with cupboard under, plumbing for washing machine, wall mounted gas fed boiler, radiator and door accessing the rear garden. There is tiled flooring

Landing

The first floor landing gives way to the main living room and a super open plan family dining kitchen. Radiator and stairs accessing the second floor.

Living Room

10' 8" x 17' 8" (3.25m x 5.38m)

The living room has a UPVC double glazed window and UPVC double glazed French patio doors with a Juliette balcony which benefit from inset blinds. Radiator.



Open Plan Family Dining Kitchen

18' 7" x 17' 7" (5.66m x 5.36m)

(Maximum Measurements - L-shaped room) Kitchen Area 3.02m x 3.14m - Dining Area 5.36m x 2.22 The Open Plan family dining kitchen is a particular feature of sale offering a flexible space to accommodate dining and sitting areas in addition to the fitted kitchen. The fitted kitchen has a single drainer stainless steel sink unit with chrome mixer tap over and cupboard under. There are a fitted units to the wall and base, roll edge worksurface and tile surround. There are a range of fitted appliances including a gas hob with extractor fan over, dishwasher and double eye-level oven and grill. There is integrated fridge in freezer and two radiators. To the dining area there are UPVC double glazed French patio doors with inset blinds to a Juliette balcony and a further UPVC double glazed window to the sitting area.

Landing

The second floor landing gives way to 3 bedrooms (with en-suite to master) a family bathroom, airing cupboard housing the hot water system and loft access hatch.

Master Bedroom

10' 9" x 14' 1" (3.28m x 4.29m)

The master bedroom has two UPVC double glazed windows with pleasant roofscape views across the village, radiator and door accessing en-suite shower room

En-Suite

Fitted with a white three-piece suite comprising walking in the shower cubicle, low flush WC and pedestal wash handbasin. Tile splashback and heated chrome towel rail

Bedroom Two

12' 5" x 9' 2" (3.78m x 2.79m)

UPVC double glaze window and radiator



Bedroom Three

7' 4" x 8' 2" (2.24m x 2.49m)

UPVC double glazed window and radiator

Family Bathroom

The family bathroom is fitted with a white three-piece suite comprising panel bath with thermostatic shower over and shower screening, low flush WC and pedestal wash hand basin. Stylish tiled splashback and heated chrome towel rail.











GARDEN

The garden has timber screen fencing to the boundaries offering privacy to the space, there is a composite raised decking and seating area, shaped lawn and ornamental grey slate area to the rear with railway sleeper edging. Outside water tap.

GARAGE

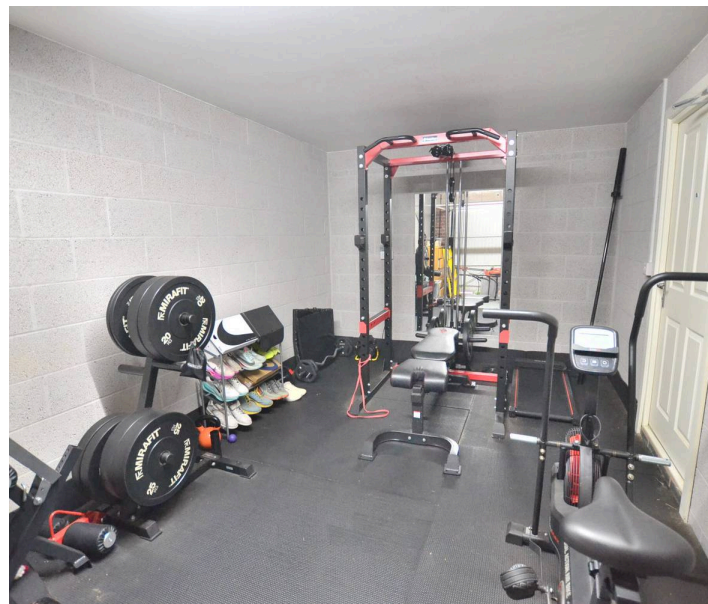
Single Garage

The garage is wider than average and is currently used as a home gym and store. There is electric light and an up and over door.

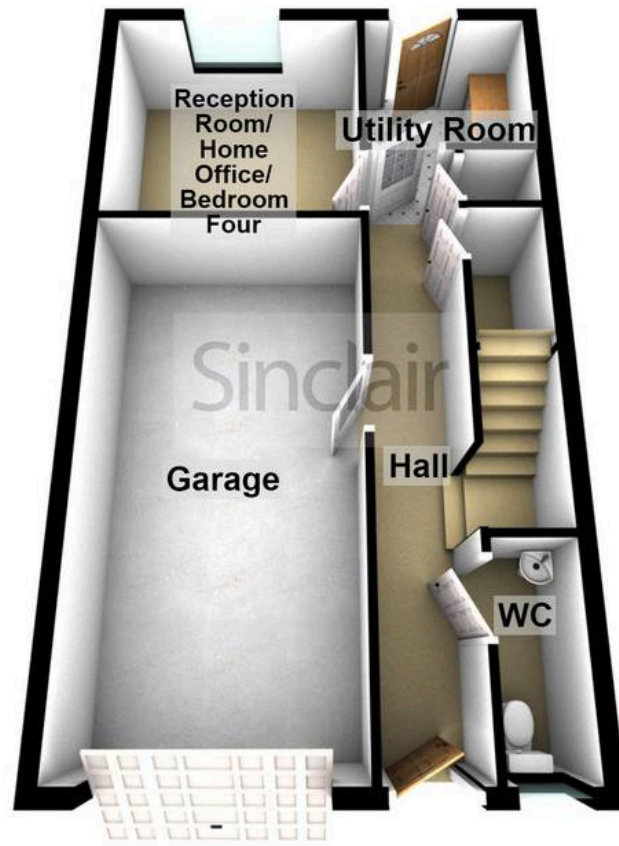
DRIVEWAY

2 Parking Spaces

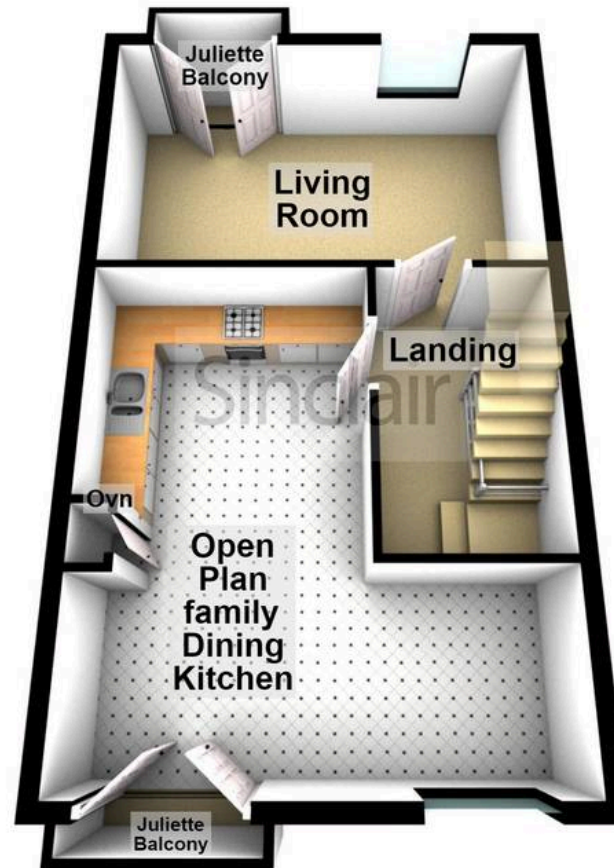
To the front of the property there is driveway providing off-road parking for two cars and access to the garage. There is a side access (with easement for neighbouring properties) which in turn leads to the rear garden



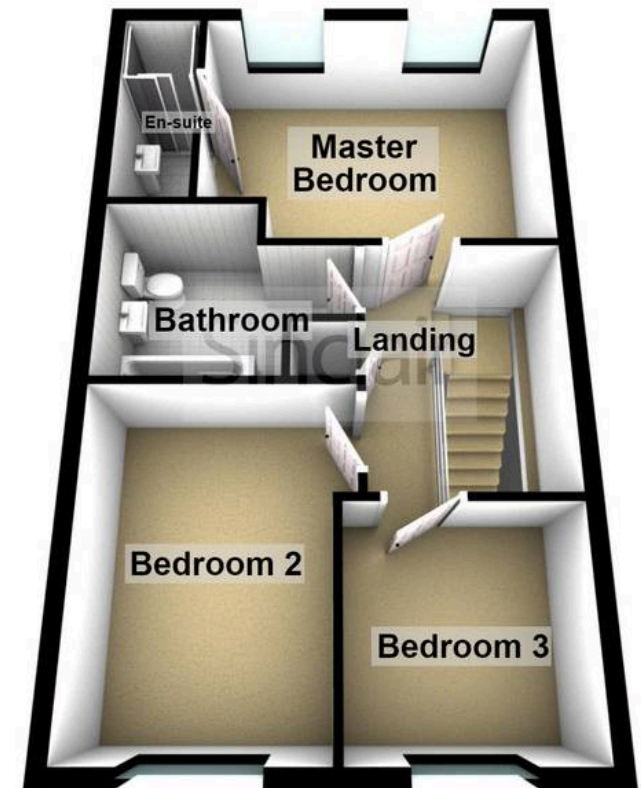
Ground Floor



First Floor



Second Floor





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