



# 109B Cotes Road

, Barrow Upon Soar, LE12 8JP

Price Guide £1,300,000

A Discreetly Marketed, Exceptional Residence of Outstanding Quality – 3,272 sq ft of Impeccable Living Space with Detached Annexe, Landscaped Grounds and Open Field Views

Discreetly marketed due to the exclusive nature of the home, this remarkable contemporary residence represents one of the finest modern properties to come to market within Barrow upon Soar in recent years. Set behind secure electric gates and approached via an extensive private driveway, the property offers an impressive total of 3,272 square feet of versatile living accommodation, complemented by a substantial detached double garage that has been thoughtfully converted to provide a stylish games room with self-contained guest accommodation above.

Positioned in an exceptionally private location, the property offers the highest level of modern security and seclusion, whilst being conveniently situated for excellent local and independent schooling. Loughborough Grammar School and Loughborough High School are within 10 minutes' drive, Ratcliffe College within 15 minutes, and Leicester Grammar School around 25 minutes. For commuters, London St Pancras can be reached in approximately 1 hour 20 minutes from Loughborough station, while East Midlands Airport is just 20 minutes away and Birmingham

- Discreetly Marketed Luxury Home Offering 3,272 Sq Ft Of Exceptional Living Space Behind Secure Electric Gates
- Built In 2022 By A Renowned Local Developer, Elevated By UBER Interiors & Charnwood Kitchens
- Detached Double Garage Converted To Games Room With Self-Contained Annexe Above
- Grand Oak Staircase & Galleried Landing, With Underfloor Heating Throughout The Ground Floor
- Spectacular Bespoke Kitchen & Living Space Featuring Premium Appliances, Island & Bi-Fold Doors
- Principal Suite With Two Juliet Balconies, Dressing Room By Charnwood & Luxury En-Suite
- Fully Landscaped Gardens By The Garden Design Co With Outdoor Kitchen, Fire Pit & Hot Tub

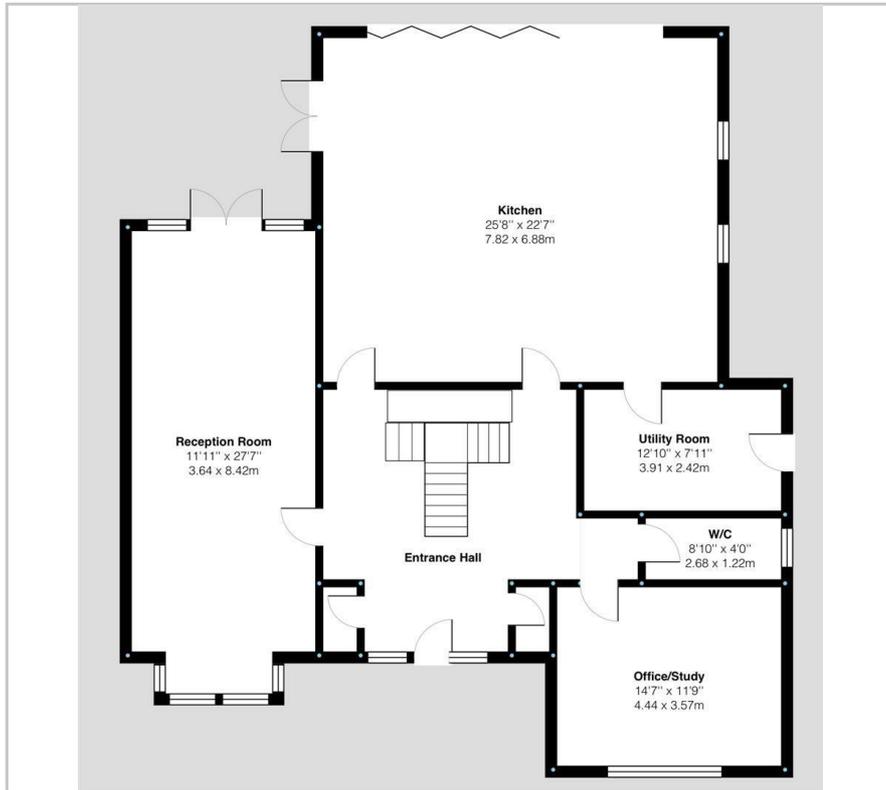
### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

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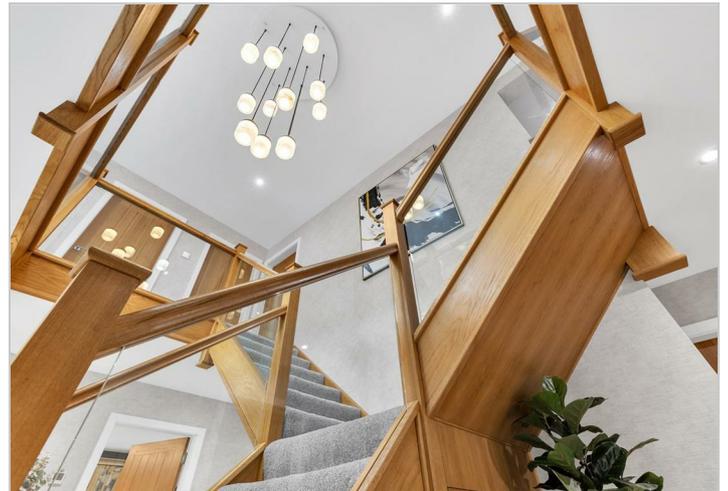
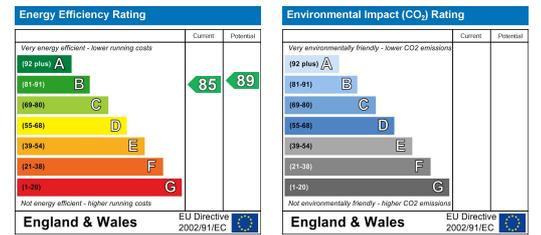
# Floor Plan



# Area Map



# Energy Efficiency Graph



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