



67 Sileby Road
Barrow Upon Soar, Loughborough, LE12 8LN

Guide price £399,950

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William. is proud to offer this deceptively spacious, extended three double bedroom, two bathroom detached family home to market. Boasting truly impressive living space throughout and with the addition of a substantial garage / workshop to the ground floor, this is a property that must be viewed to be fully appreciated!

Set on Sileby Road in the ever popular village of Barrow upon Soar, this exceptional property has been lovingly maintained by the existing owners, offers incredibly versatile accommodation throughout and boasts scope for further extension / re-modelling if required. In brief accommodation comprises: Entrance hall, large formal living / dining room, modern dining kitchen, further informal living dining space, utility room and vast garage/workshop & studio to the ground floor. To the first floor are two well proportioned double bedrooms and a modern family bathroom, whilst occupying the second floor is the impressive principal bedroom suite, with private en-suite bathroom. Externally, the property benefits from a large tarmac driveway and a fully enclosed rear garden - The ideal space for outdoor entertaining!

The centre of Barrow upon Soar and its array of local amenities including supermarket, dentist, selection of independent shops, pubs and restaurants as well as the train station is within walking distance. The property is also within close proximity to a selection of local schooling options including The Loughborough Schools Foundation, Ratcliffe College, Humphrey Perkins and Rawlins Academy and offers quick access to a number of key road links to Loughborough, Leicester, Nottingham and Derby via the A6, A46 and M1 Motorway as well as direct rail links to London St Pancras from nearby Loughborough train station.

Viewing of this fantastic property cannot be recommended highly enough to fully appreciate the level of accommodation and quality of finish throughout and are to be arranged directly via William. Property .

ACCOMODATION COMPRISES:





GROUND FLOOR

Entrance Hall

14'3" x 5'10" (4.35 x 1.8)

Downstairs WC

6'4" x 3'1" (1.95 x 0.95)

Living / Dining Room

24'6"(max) x 11'8"(max) (7.47(max) x 3.58(max))

Kitchen Area

19'5" x 8'10" (5.94 x 2.70)

Informal Living / Dining Area

13'10" x 9'10" (4.24 x 3.0)

Utility Room

12'0" x 7'10" (3.66 x 2.39)

FIRST FLOOR

First Floor Landing

Bedroom 2

12'0" x 10'5" (3.67 x 3.2)

Bedroom 3

12'0" x 10'5" (3.67 x 3.2)

Family Bathroom

9'10" x 6'9" (3.0 x 2.08)

SECOND FLOOR

Principal Bedroom Suite

17'6" x 14'5" (5.35 x 4.4)

En-Suite

9'11" x 4'11" (3.04 x 1.5)

OUTSIDE

Driveway

Garage/ Workshop/ Studio

34'5"(max) x 17'5"(max) (10.51(max) x 5.33(max))

Rear Gardens

Disclaimer



Floor Plan



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

