



Sileby Road, Barrow Upon Soar, LE12 8LR

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Property Description

A characterful 2 bedroom mid terrace cottage situated in the popular Charnwood village of Barrow upon Soar. The property is very well presented and maintained to a high standard by the current owners. It offers gas central heating and UPVC double glazed windows and includes many character features throughout. The accommodation includes front living room, open plan L-shaped dining kitchen which has been fitted to a high standard, to the first floor is a landing and 2 double bedrooms, whilst to the rear is a good sized bathroom complete with a shower/bath.

Outside offers a front garden with picket fence and Acer tree, whilst to the rear is a larger than average garden complete with decked patio and large lawn.





Key Features

- CHARACTERFUL MID TERRACED COTTAGE
- POPULAR WELL SERVED CHARNWOOD VILLAGE
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS
- MANY CHARACTER FEATURES
- LIVING ROOM, L-SHAPED FITTED DINING KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM WITH SHOWER/BATH
- FRONT GARDEN
- LARGER THAN AVERAGE REAR GARDEN WITH DECKED PATIO
- MUST BE VIEWED TO BE APPRECIATED

**Guide Price
£230,000**

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 Words location:- motel.fluctuate.tadpole

ACCOMMODATION IN DETAIL

GROUND FLOOR

LIVING ROOM

With window and door to front, radiator, painted brick chimney breast and opening for fire, built in cupboards and shelving to alcoves, partial exposed wooded floor, door to lobby.

LOBBY

With red and black quarry tiled floor, door to under stair cupboard.

L-SHAPED DINING KITCHEN

With patio doors leading to the garden, window to side within kitchen area, radiator, door to stairs leading to the first floor, extensive range of fitted high gloss base and wall units with work surfaces, stainless steel sink top, electric ceramic hob, electric over, cooker hood, integrated dishwasher, space for fridge freezer, corner units with curved doors, tiled splashbacks.

FIRST FLOOR LANDING

With radiator and loft access with pull down ladder.

BEDROOM 1

With window to front, radiator, laminate flooring and shelved alcove.

BEDROOM 2

With window to rear, radiator, built in cupboard and laminate flooring.

BATHROOM

With window to rear, white suite comprising w.c., wash basin with drawer cabinet below, shower bath with curved screen and electric shower over, tiled splashbacks, radiator, extractor fan, laminate flooring.

OUTSIDE

FRONT GARDEN

With path to front door, slate chippings, central bed with Acer tree and picket fencing.





REAR GARDEN

A larger than average rear garden with paved area immediately to the rear and brick outhouse, large lawned area with raised beds and an extensive decked patio to the rear, the garden is unoverlooked from the rear. There is a gated access with path and access over the neighbouring property.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

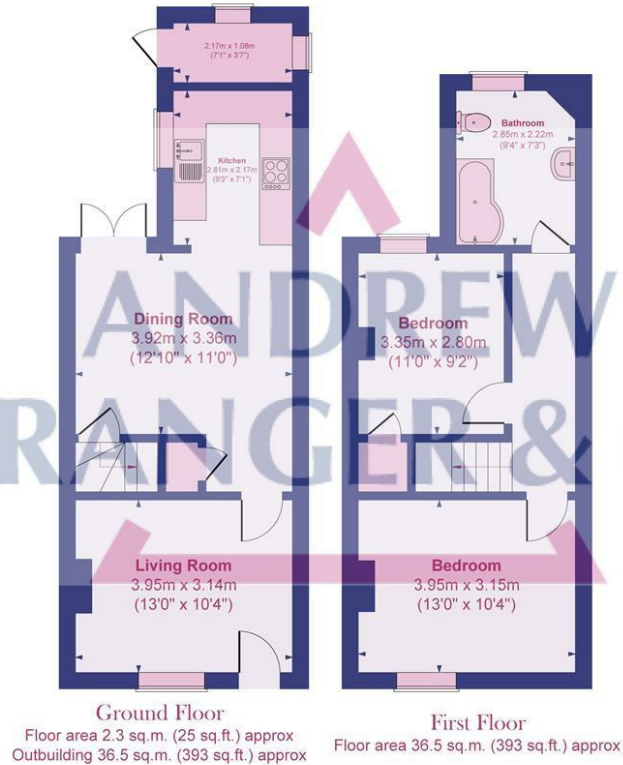
Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan

Approximate Gross Internal Area
73.0 sq. m. (786 sq. ft.)
Outbuilding 2.3 sq. m. (25 sq. ft.)
Total 75.3 sq. m. (811 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority
Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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