

A Modern Estate Agent



Barrow Upon Soar, Loughborough, LE12 8LR

£322,500



10b Sileby Road

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As you step through the front door, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. Conveniently located on the ground floor is a stylish downstairs WC, ideal for guests and visitors. Moving further inside, you'll discover a contemporary kitchen that is complete with sleek white cabinetry and eye-catching contrasting work surfaces.

At the rear of the ground floor lies the spacious lounge, a delightful area for relaxation and entertaining. Flooded with natural light, the lounge features elegant French doors that seamlessly connect the indoor space to the outdoor garden, making it an ideal spot for social gatherings or a quiet evening at home. Additionally, a generously sized storage cupboard provides ample space to keep your belongings organized and out of sight.

Ascend to the first floor, where you will find two inviting double bedrooms. The first bedroom is enhanced by a charming Juliet balcony that offers lovely views overlooking the garden. The second bedroom is uniquely shaped in an L configuration, providing versatile space that could serve as a bedroom or a functional home office. Completing the first floor is a beautifully appointed family bathroom, featuring a white suite complemented by contrasting brown tiling.

Venturing to the second floor, you will discover the luxurious primary bedroom, which comes complete with an en-suite. A further double bedroom on this level presents additional flexibility, perfect for

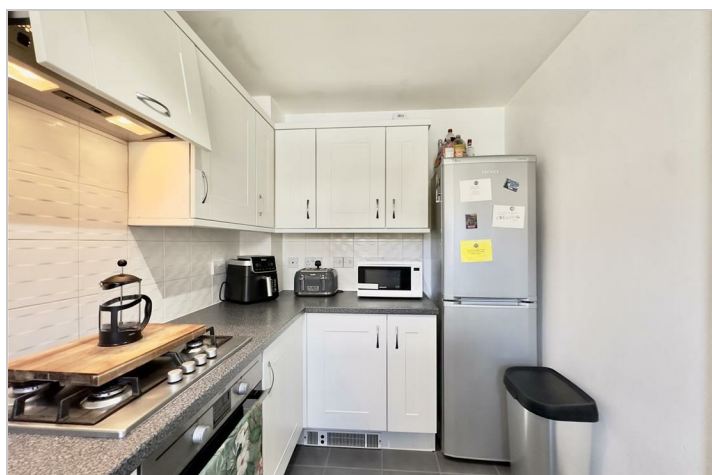
family or guests.

Outside, the property boasts allocated parking for two cars, conveniently located at the rear of the garden accessible through a back gate. The garden itself is a bright and inviting space, thoughtfully designed for both relaxation and entertainment. A charming decked seating area provides the perfect setting for alfresco dining, while two sides of the garden are walled for added privacy. The low-maintenance faux grass offers a lush, green landscape without the hassle of upkeep, making it an ideal retreat to unwind or entertain guests.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part

of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Lounge
4.33 x 5.21m
14'2" x 17'1"

Kitchen
2.04 x 3.44m
6'8" x 11'3"

WC

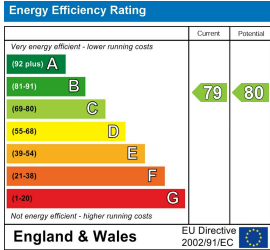
Sileby Road, Barrow Upon Soar
Internal Square Footage: 1249 sq.ft

Holders
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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.