

# Holderr

A Modern Estate Agent



7 Riverview, Loughborough, LE12 8LL

£250,000

An excellent opportunity to purchase this substantial mid-town house offering large lounge and extended dining kitchen, ground floor shower room, three bedrooms and family bathroom. The property also has a sizeable rear garden and is superbly located for ease of access to the A6 bypass and the amenities of Sileby and Barrow Upon Soar villages.

The accommodation comprises an entrance hallway with a UPVC double-glazed front door, a staircase rising to the first floor landing and access into the lounge.

The lounge has a UPVC double-glazed window to the front elevation, a focal log burning stove, a useful under stairs storage cupboard and a door giving access into the living kitchen.

The living kitchen is a has been extended to include a range of units with work-surfacing over, inset sink and drainer, SMEG range cooker and hob, extractor fan, integrated fridge freezer. There is also plentiful space for a large dining set and two velux skylights and french doors allowing in plentiful light to this space. Accessed from here is a ground floor shower room that also allows for a Utility space.

The first floor landing gives access to all rooms with bedroom one being situated at the front of the property with a window to the front elevation with far reaching views over the Soar Valley and River Soar. Bedroom two is situated at the rear of the property and has a UPVC double-glazed window to the rear elevation overlooking the rear garden. Bedroom three also has a UPVC double-glazed window to the rear. The bathroom has a three piece suite comprising a low-level flush WC, wall mounted wash hand basin and a panelled bath with shower over.

Outside, the property is set back from the road with a small paved area to the front of the property. Outside rear, the property has a raised decking area and a sizeable rear garden with a large lawn space.

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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.

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5. These particulars are issued in good faith but do

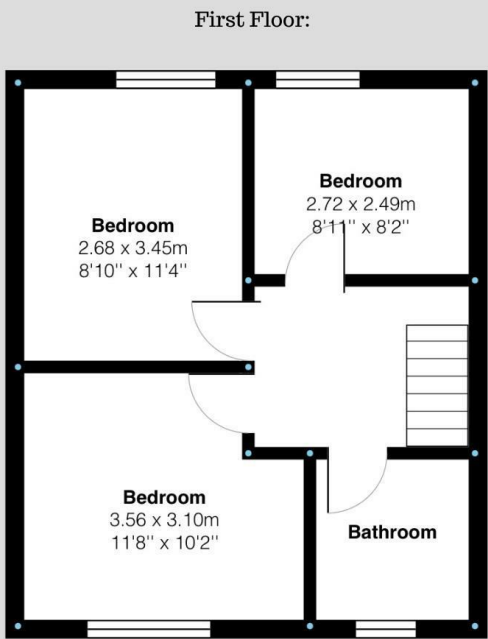
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Floor Plan



Riverview, Barrow Upon Soar

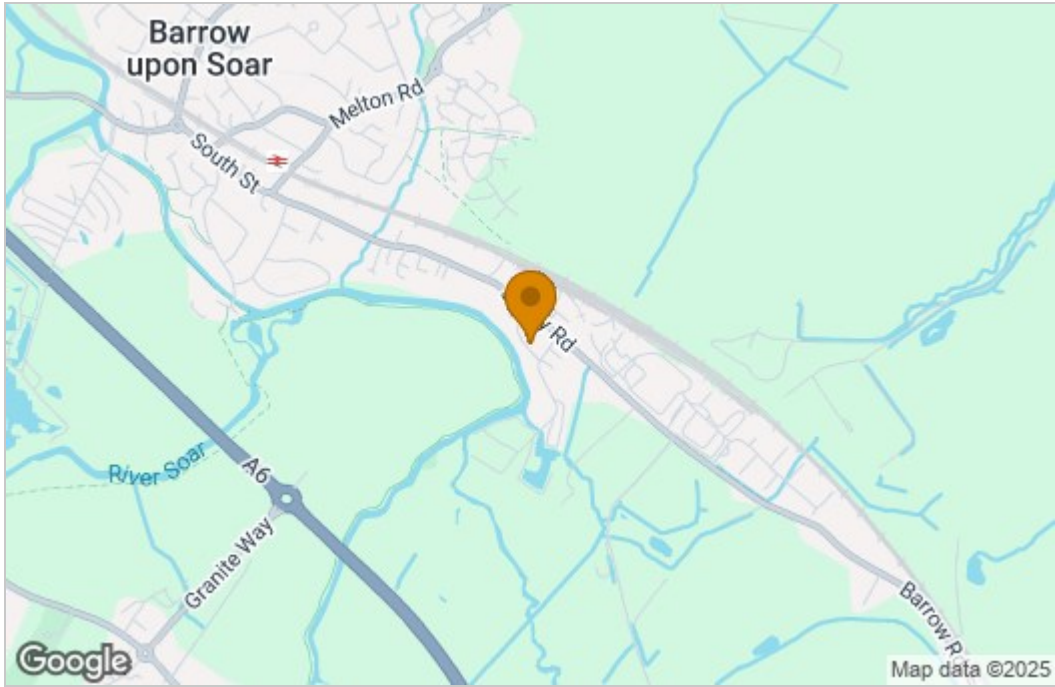
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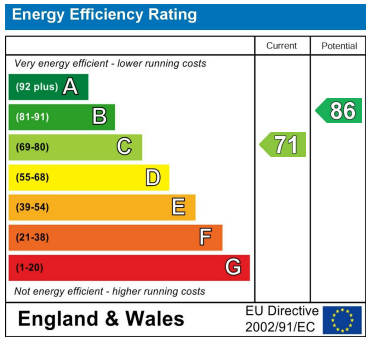
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Area Map



Energy Efficiency Graph



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