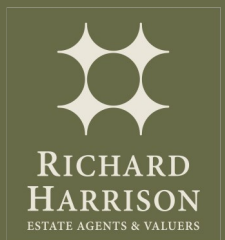




Babington Road | | Barrow Upon Soar | LE12 8NH

Guide price £325,000



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**\*\* UNEXPECTEDLY RE-OFFERED FOR SALE \*\***

A well presented and deceptively spacious Bungalow, featuring extended accommodation and set within this sought after residential position close to the centre of the village. The property has been extended to the rear to create a modern re-fitted Kitchen and Garden Room, there is a separate Dining Room next to the Kitchen along with two good sized Bedrooms, re-fitted Shower Room and a large Lounge with bay window. The Garage has modified to create a Store along with a large practical Utility. There are well tended mature gardens and a substantial block paved driveway.

Detached Bungalow	Extended Accommodation
Superbly Presented	Two Bedrooms
Lounge with Bay Window	Dining Room
Re-fitted Kitchen	Garden Room
Re-fitted Bathroom	No Upward Chain

**Entrance Porch**

With upvc door and internal timber frame door to the Hallway.

**Hallway**

A much larger than average Hallway with access to all rooms and a loft access.

**Lounge**

Featuring a bay window to the front and a gas real flame fireplace with decorative surround and mantelpiece.

**Dining Room**

With a window to the side elevation, laminate flooring, access to the Kitchen, ample space for table and chairs.



*"Set within this convenient location close to the village centre"*



### **Kitchen**

An impressive re-fitted Kitchen with a lovely range of modern wall and base mounted units finished in a high gloss laminate frontage in a soft pastel colour with contrasting Quartz working top, stylish tiled splash backs and an undermounted sink unit. There is a breakfast bar, built in oven hob and extractor, space for dishwasher and fridge/freezer, tiled flooring, window to the rear and door to the Garden Room.

### **Garden Room**

A lovely room to overlook the garden, with tiled flooring, windows to the sides and French doors to the garden.

### **Bedroom 1**

A substantial bedroom with window to the side and rear elevations, a range of quality fitted bedroom furniture and ample space for double bed.

### **Bedroom 2**

A generously proportioned bedroom with laminate flooring, fitted wardrobe and window to the side elevation.

### **Shower Room**

Re-fitted with a modern suite comprising low level push button flush W/c, wash hand basin and a low rise threshold shower cubicle with wall mounted electric shower. The Shower Room has been designed with low maintenance and accessibility in mind, with durable flooring and aquaboard splashbacks, there are also two windows to the side.

### **Utility & Store**

The integral single garage has been modified to create a useable Utility space, with space and plumbing for washing machine, wall mounted boiler, storage units and worktops, windows to the side and laminate flooring. There is a door to the front portion of the former garage which is used as a Store. This area could easily be reinstated as a garage by a purchaser if so desired.

### **Outside**

The property sits on a generous plot with a spacious block paved driveway, pathway to the front door at the right hand side of the Bungalow. The rear garden has patio, lawn and various mature shrubbery and plants, designed to create a meandering pathway to a hidden patio at the top of the garden.



### The Area

The property is set within a short walk to the village centre, with its vast array of shops, pharmacy, doctors, dentist and mini supermarkets. The train station provides links to Leicester and Loughborough, whilst the excellent road network of the A6 and A606 gives ease of access to the county.

### Extra Information

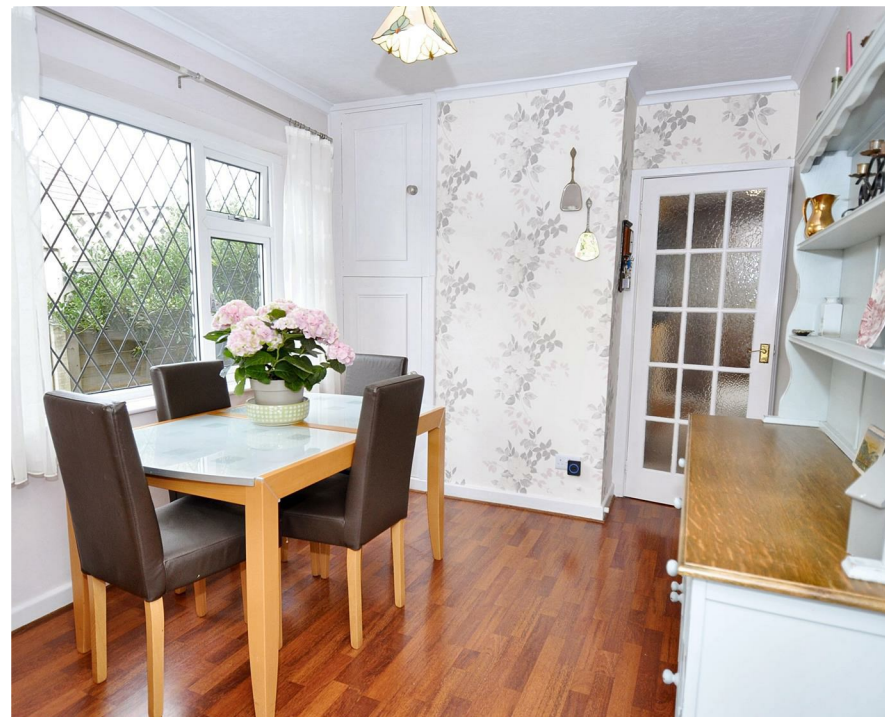
To check the Internet and Mobile coverage you can use the following link:

[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

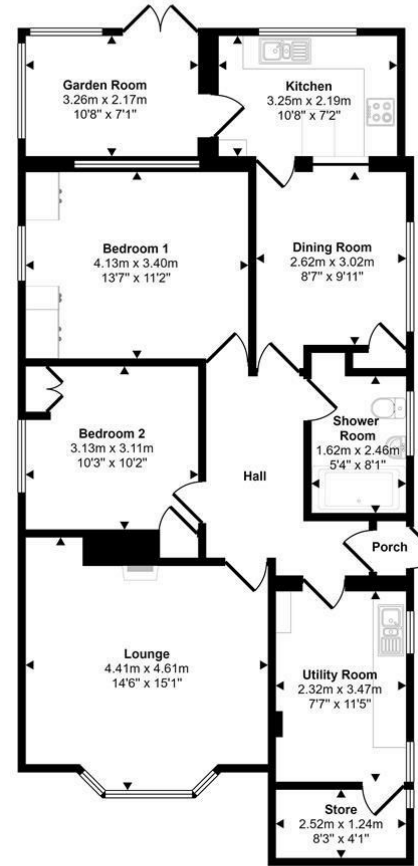


*"A rare opportunity to purchase, with no upward chain"*





Approx Gross Internal Area  
97 sq m / 1048 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

16 Churchgate  
Loughborough  
Leicestershire  
LE11 1UD  
01509 977 889  
sales@richard-harrison.co.uk