



Breachfield Road | | Barrow Upon Soar | LE12 8NN

Asking price £229,950



**RICHARD  
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ESTATE AGENTS & VALUERS



Breachfield Road I

Barrow Upon Soar | LE12 8NN

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Situated in a much sought after part of this popular Soar Valley village, this spacious 2 bedroom semi detached house with gas central heating and double glazing has a garage, car port and low maintenance gardens. This property would be ideal for downsizers, first time buyers and couples, with gas central heating and double glazing, the numerous amenities of the village close by including shops, pubs, doctors and dentist, with the train station providing routes to Loughborough, Leicester and onward to London St Pancras. Properties of this type are rare to the market and an early inspections is advised.

- Semi Detached House
- Two Bedrooms
- Dining Kitchen
- Detached Garage
- Car Port
- Sought After Position
- Large Living Room
- GCH and DG
- Low Maintenance Garden
- Viewing Essential

#### Porch

Fitted with Upvc Door to the front and a window to the side, a glazed internal door gives way to the Living Room.

#### Living Room

A spacious room with open plan stairs to the first floor. There is a full length window to the front elevation allowing an abundance of natural daylight into the room. There is also a feature gas living flame fireplace.





"Situated in a sought after position in this popular village"



### Dining Kitchen

Featuring an ample range of wall and base mounted units finished in an Oak style frontage with laminate roll edge worktop and stainless steel sink unit. There is a built in electric oven, gas hob and extractor, with further space for other appliances. There is ample room for dining table and chairs, a window overlooks the rear garden, whilst a Upvc door gives access directly to the rear garden.

### Landing

A spacious landing gives access to all rooms, loft and airing cupboard with boiler under warranty until August 2026.

### Bedroom 1

A large double bedroom with ample space for bed and furniture, with a built in wardrobe and window to the front.

### Bedroom 2

A larger than average bedroom than those often found in two bedrooms houses, with ample space for bed and furniture, a window to the rear overlooks the garden.

### Bathroom

With a white three piece suite comprising P shape bath with shower over, wash hand basin and W/c. There is extractor fan, tiling to the majority of the walls and a window to the rear.

### Outside

The property sits on a good plot with low maintenance gardens front and rear, including outdoor electric points, greenhouse, water feature and spacious patio. There is a car port to the left hand side leading to the detached single garage with power and lighting and a recently replaced Upvc door and window.

### 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

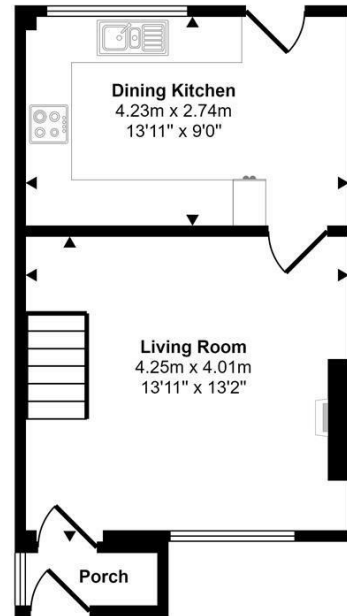
To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

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

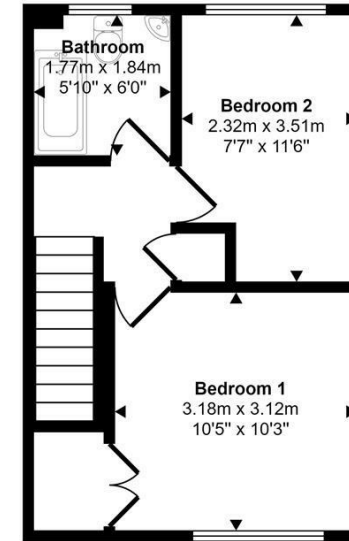




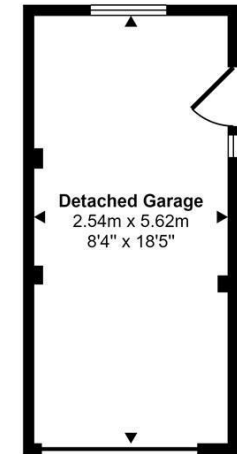
Approx Gross Internal Area  
73 sq m / 790 sq ft



Ground Floor  
Approx 30 sq m / 326 sq ft

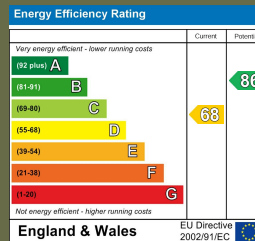


First Floor  
Approx 29 sq m / 310 sq ft



Garage  
Approx 14 sq m / 154 sq ft

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.



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