



Sileby Road | | Barrow Upon Soar | LE12 8LR  
Guide price £250,000



**RICHARD  
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ESTATE AGENTS & VALUERS



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Barrow Upon Soar | LE12 8LR  
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Offering an excellent amount of accommodation, this three storey end town house is set in a prominent position within a much sought after Village. The property offers outstanding value for money and is superbly presented throughout. There is gas central heating and double glazing, with two allocated parking spaces. Ideally suited to families, couples or singles wishing to own a modern and low maintenance property, set within a convenient position for all the local amenities, including schools, shops and train station.

Modern End Town House  
Two Bath/Shower Rooms  
Dining Kitchen & Lounge  
GCH and UPVC DG  
Walking Distance to Train Station

Three Bedrooms  
Parking for Two Vehicles  
Ground Floor W/C  
Close to Local Amenities  
Superbly Presented

#### Entrance Hall

with glazed door, stairs to first floor and high quality LVT flooring through the hall and lounge.

#### W/c

Fitted with a two piece suite comprising low level flush w/c, wash hand basin and window to the side.

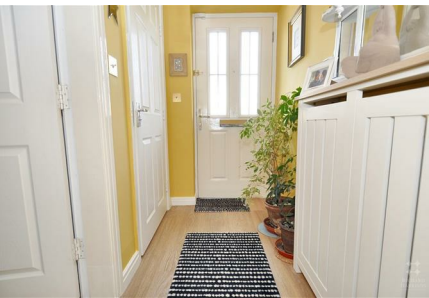
#### Lounge

A large living room with LVT flooring, window to the front and a large under stairs store cupboard.





*"Offering  
flexible  
accommodation"*



### **Dining Kitchen**

Fitted with a range of modern wall and base mounted units with laminate worktop, tiled splashbacks, built in electric oven, gas hob and extractor fan above. There is an integrated fridge/freezer, dishwasher and washing machine. French doors lead to the rear garden, there is a window to the rear and tiled flooring runs through the kitchen.

### **First Floor Landing**

A large landing with airing cupboard and door leading to the stairs providing access to the top floor bedroom 1.

### **Bedroom 2**

A double bedroom with semi fitted wardrobes, a window to the rear and space for double bed.

### **Bedroom 3**

Currently used as a home office and with a window to the front.

### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and w/c.

### **Second Floor**

### **Bedroom 1**

A superb luxury bedroom suite with a vast amount of space for a bed and bedroom furniture. There is a window to the front and eaves storage space.

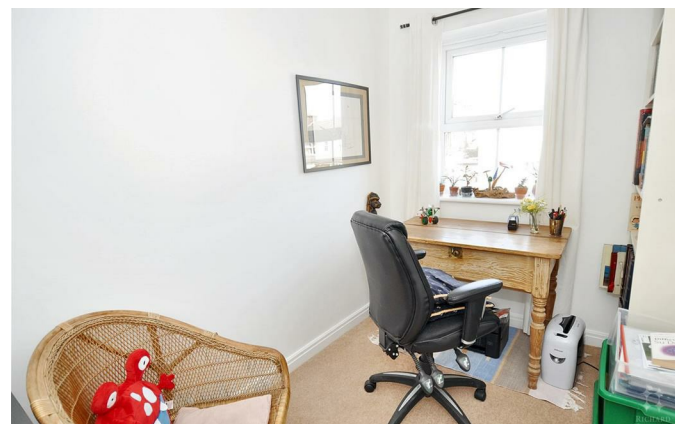
### **En-Suite**

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and shower cubicle with mixer shower. There is a skylight window and tiled splashbacks.

### **Outside**

With a low maintenance planted front garden and re-laid paved steps leading to a front door. The rear garden is beautifully landscaped with low level planting and low maintenance borders, there is a path leading to a rear gate, which in turn opens out to the parking area, where this property has two allocated parking spaces.







### 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 village primary school is Hall Orchard, whilst the secondary school is Humphrey Perkins. The train station provides links to Loughborough and Leicester, onward to London St. Pancras, whilst the excellent road network of the A6 and A606 gives ease of access to the county. The M1/M69 is also easily accessible.

### Extra Information

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

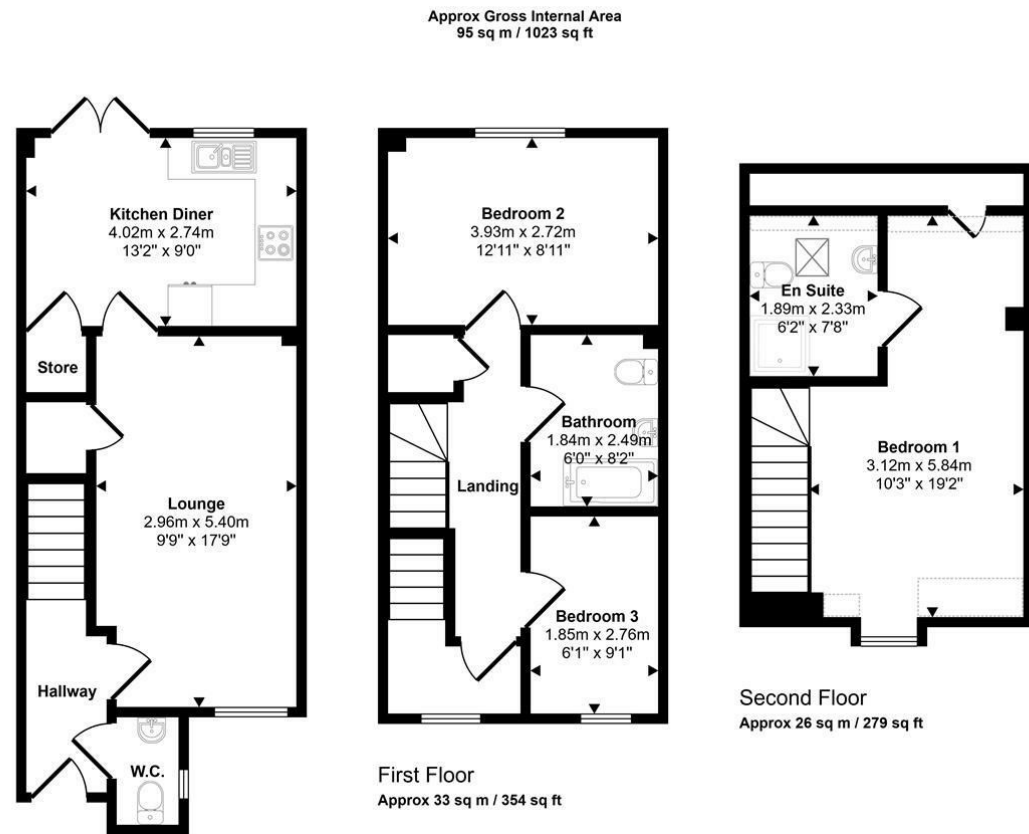
[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

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



*"Superbly presented throughout"*





Ground Floor  
Approx 36 sq m / 389 sq ft

Denotes head height below 1.5m

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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