



Willow Road, Barrow Upon Soar

welcome to

Willow Road, Barrow Upon Soar LOUGHBOROUGH

****NO UPWARD CHAIN**** We are pleased to offer for sale this well presented three storey mid-town house on the popular Willow Park development in Barrow upon Soar, offering spacious accommodation arranged over three floors and being offered for sale with no onward chain. Call now 01509 214686.

Entrance

Property is entered via a front door into the entrance hallway with stairs leading up to the first floor and a door through to the lounge.

Ground Floor Wc

Ground floor wc has vinyl flooring, low level wc and a pedestal wash hand basin.

Lounge

17' 3" x 12' 1" (5.26m x 3.68m)

The lounge has a upvc double glazed bay window to the front elevation, television aerial point, double radiator and a door through to the kitchen.

Kitchen

15' 7" x 9' 7" (4.75m x 2.92m)

Kitchen has vinyl flooring, fitted with a range of base and wall units with roll edge work surfaces over, there is a sink with drainer and mixer tap with tiled surround. There is a gas hob with overhead extractor and electric oven, space and plumbing for a dishwasher and washing machine, wall mounted central heating boiler and a door to the ground floor wc and French doors that open onto the rear garden.

First Floor Landing

First floor landing has stairs rising from the ground floor and stairs off to the second floor. There is an airing cupboard housing the water tank and radiator.

Bedroom Two

15' 8" x 8' 7" (4.78m x 2.62m)

Bedroom two has two door built in wardrobes, upvc double glazed window to the rear and a radiator.

Bedroom Three

10' 2" x 8' 9" (3.10m x 2.67m)

Bedroom three has a upvc double glazed window to the front and a radiator.

Main Bathroom

6' 8" x 7' 4" (2.03m x 2.24m)

Main bathroom has a three-piece suite which comprises of bath with tiled surround, pedestal wash hand basin and a low level wc.

Second Floor

To the second floor there is a principal bedroom with stairs rising from the first floor.

Principal Bedroom

15' 7" maximum x 14' 1" maximum (4.75m maximum x 4.29m maximum)

Principal bedroom has a range of built in furniture including five door fitted wardrobes with hanging rails and shelving. There is a UPVC double glazed dorma window to the front, a radiator and a door to the ensuite.

Ensuite

Ensuite has vinyl flooring, a shower cubicle with shower over, pedestal wash hand basin, low level wc, a radiator and a velux window to the rear.



Outside

There is a driveway providing off road parking and access to the garage. Garage has an up and over door,



view this property online williamhbrown.co.uk/Property/LBH114306



welcome to

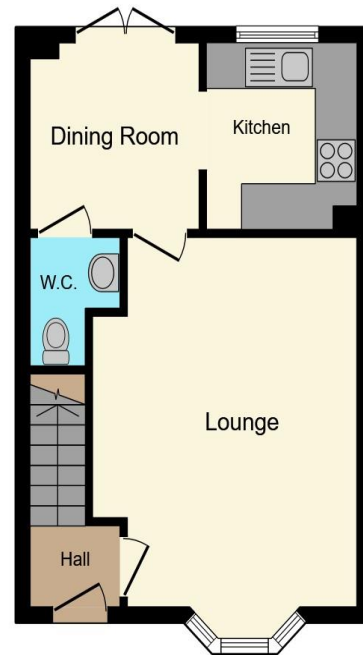
Willow Road, Barrow Upon Soar LOUGHBOROUGH

- Well-presented three storey mid-town house
- Situated on the popular Willow Park development in Barrow upon Soar
- Spacious accommodation arranged over three floors
- No Onward chain
- UPVC Double glazing and gas fired Central heating

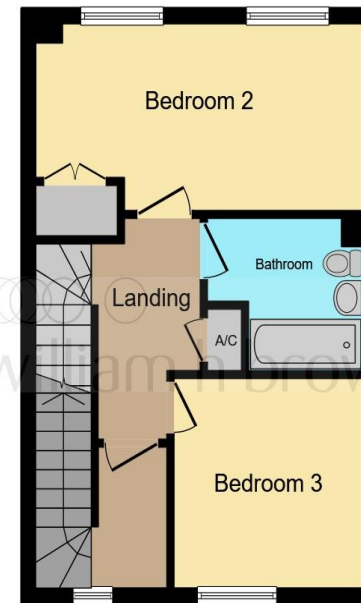
Tenure: Freehold EPC Rating: C

offers over

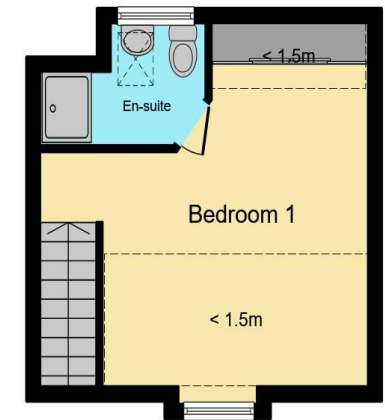
£270,000



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LBH114306



Property Ref:
LBH114306 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk