



**Willow Road, Barrow Upon Soar**

**welcome to**

## **Willow Road, Barrow Upon Soar**

**\*\*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 Dormer 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,



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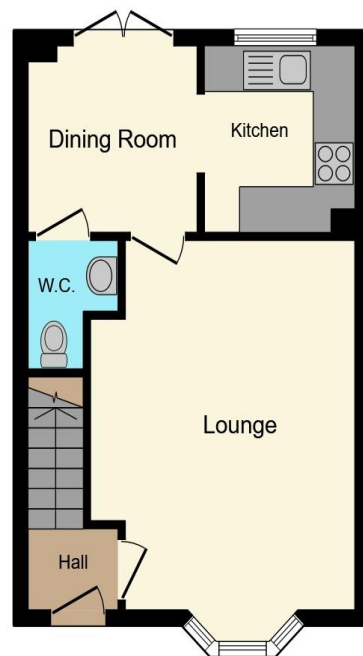
## Willow Road, Barrow Upon Soar

- 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

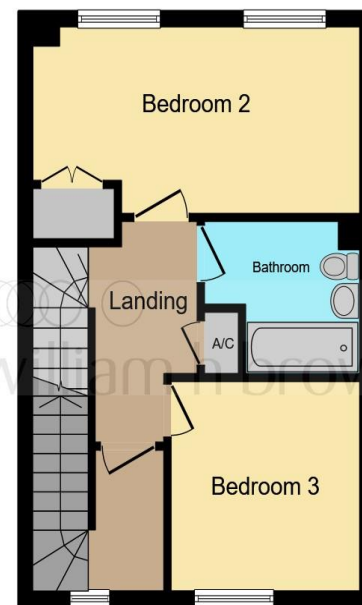
Tenure: Freehold EPC Rating: C

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](http://www.focalagent.com)

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Property Ref:  
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