



Warner Street, Barrow upon
Soar



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£270,000 Offers in excess of

- THREE BEDROOM SEMI
- BAY FRONTED
- PERIOD FEATURES
- MODERN INTERIOR
- OFF ROAD CAR PARKING
- OPEN FIRE TO LOUNGE
- Freehold
- EPC rating B



A period, bay fronted semi detached house, which is ideal for the first time buyer or family purchaser, having proximity to village centre amenities and also the railway station. The ground floor has oak flooring to the majority, an open fire to the lounge and the kitchen & dining areas have been combined to create an open plan layout which is well lit having both rear and side elevation windows and doors respectively.

Initially on entry is a composite entrance door with natural lighting in to the hall. The lounge has a bay window, with modern radiator and picture rail. The dining area has a useful under stairs cupboard whilst the kitchen has modern storage units at both base and eye level, with integrated four ring electric hob with oven beneath by Smeg. Plumbing for a washing machine and space for a fridge freezer.

At first floor, the main bedroom mirrors the proportions of the lounge below, whilst bedroom two is a good sized double facing the rear. The third bedroom is also well proportioned and is ideal as a bedroom or perhaps a study/office.

The bathroom is yet another feature of the property having been refitted with metro style splashbacks with dark grouting. A choice of angle poised rainhead shower and hand held shower fittings respectively over the bath. Centrally heated towel rail, wall mounted extractor and side elevation window.



Outside at the front, coloured stone gives low maintenance off road car parking facility. A timber gate provides access to the side and rear. At the rear, is a concrete patio area then a lawned garden beyond, a second rear patio with timber shed. The garden is fully enclosed by a mixture of fencing and brick walling. There is also two attached outbuildings.

To find the property, on entering Barrow Upon Soar from Loughborough, at the roundabout turn right on to South Street taking the first turning left on to Melton Road, next right on to Warner Place where the property is situated on the left hand side as identified by the agents 'For Sale' board.

HALL 0.78m x 1.43m (2'7" x 4'8")

LOUNGE 3.99m x 3.87m (13'1" x 12'8")

MAX

DINING ROOM 3.54m x 3.9m (11'7" x 12'10")

KITCHEN 2.02m x 3.83m (6'7" x 12'7")

BEDROOM ONE 4.11m x 3.9m (13'6" x 12'10")

MAX (Into Bay Window)

BEDROOM TWO 2.78m x 3.88m (9'1" x 12'8")

BEDROOM THREE 1.84m x 2.87m (6'0" x 9'5")

BATHROOM 1.67m x 2.3m (5'6" x 7'6")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



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