



Sileby Road,
Barrow upon Soar



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£240,000

- PLEASANT SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- TWO SEPARATE DRIVEWAYS
- PARKING FOR X3 CARS/CARAVAN ETC
- WALKING DISTANCE TO VILLAGE CENTRE
- GOOD COMMUTER ACCESS NEARBY
- FREEHOLD
- EPC rating D



This pleasant semi-detached bungalow offers a chance for additional caravan/motorhome parking to the rear and occupies this popular non-estate location, close the village centre and with Riverside walks nearby.

The neutrally presented accommodation offers UPVC glazing and gas central heating throughout and in our view would make a great property for the downsizing purchaser or those looking for easy-living all on one level.

You can enter the property both via the front hallway or side entrance door into the kitchen. The lounge is generous and situated at the front, centred around a marble, focal point fireplace with gas connection point - please note, the current gas fireplace is not operational.

The kitchen has a built-in electric oven, four ring gas hob, plumbing for washing machine and space for a fridge.

There are two double bedrooms, number one with a range of built-in wardrobes, overhead cupboards and an airing cupboard housing the combination gas central heating boiler. Bedroom two is currently utilised as a dining room and has sliding patio doors leading into a UPVC double conservatory with wood laminate flooring and side door leading out into the garden ideal for summer entertaining.



The white bathroom completes the accommodation, has full and half height tiling, a mixer shower and over bath mobility seat/hoist.

The property is set back from the road enjoying a pleasant frontage with surrounding shrubs and rose bushes, offering parking currently for one car but with potential for extending this to create two parking spaces. Gated access to the side leads to a covered entry spanning 3/4 of length of the property which is a useful space for clothes drying, bin storage and a side entrance door into the kitchen. Further gate access leads from here into a good size garden which has a full width patio, surrounding borders and shrubs, space for a garden shed and rear gated access out onto an additional driveway with parking for two to three cars and if required, a caravan or motor home. This driveway is accessed via a shared approach road just a few doors along the road.

Good to know; The property has UPVC double glazing throughout. Gas central heating powered by a combination boiler located in the airing cupboard in bedroom one.

To find the property; Sat Nav postcode: LE11 8LS - what3words: [///advancing.workforce.boil](#)

HALLWAY 1.89m x 1.06m (6'2" x 3'6")

LOUNGE 4.84m x 3.68m (15'11" x 12'1")

KITCHEN 3.06m x 1.89m (10'0" x 6'2")

BEDROOM ONE 4.6m x 2.48m (15'1" x 8'1")

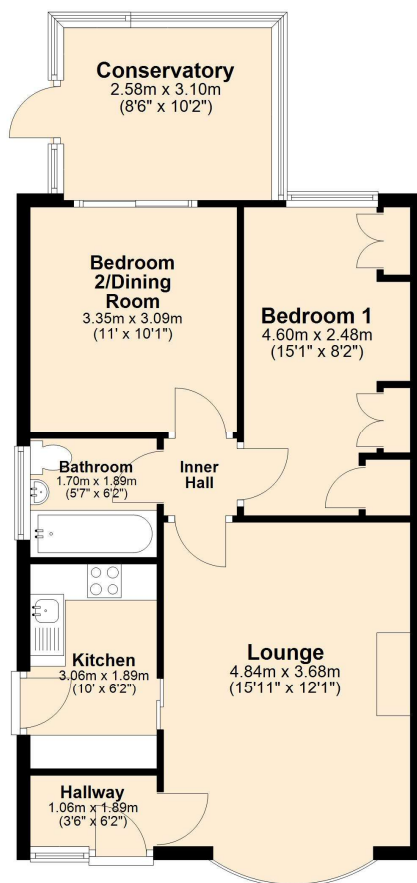
BEDROOM TWO/DINING ROOM 3.35m x 3.09m (11'0" x 10'1")

BATHROOM 1.89m x 1.77m (6'2" x 5'10")



Ground Floor

Approx. 62.7 sq. metres (675.2 sq. feet)



Total area: approx. 62.7 sq. metres (675.2 sq. feet)

SERVICES

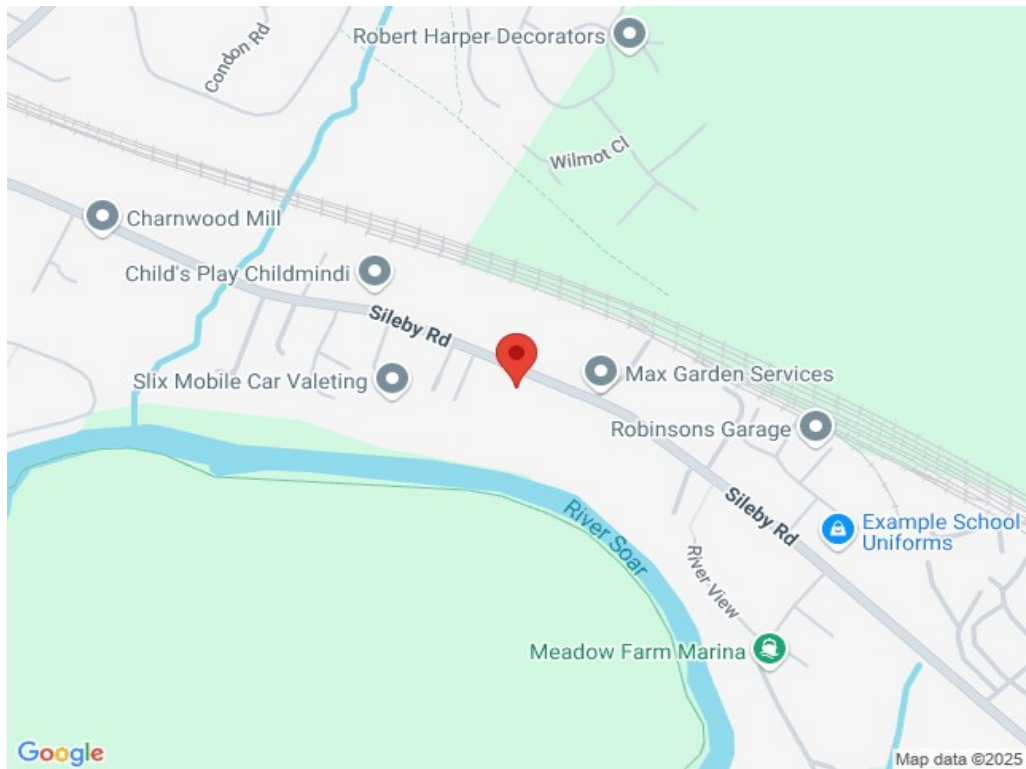
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

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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