

An aerial photograph of a residential neighborhood. The houses are mostly brick with brown roofs. There are many green trees scattered throughout the area. A central house with a red-tiled roof and a white garage is the focus of the advertisement. The Sinclair logo is in the top right corner.

Sinclair

62 Babington Road, Barrow Upon Soar, Leicestershire, LE12 8NJ

£350,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Extended Detached Bungalow
- Generously Proportioned Plot
- uPVC D. Glazing / G.C.Heating
- Council Tax Band*: B
- Fantastic Rear Gardens
- Garden Room / Conservatory
- No Upward Chain
- Price: £350,000

Overview

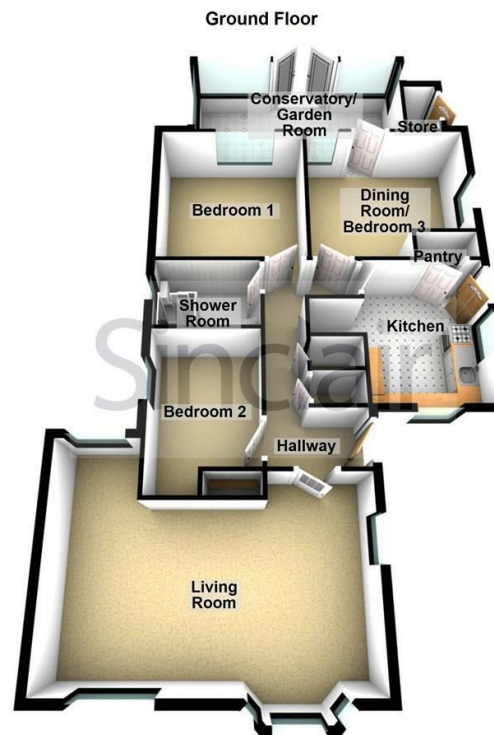
Occupying a generously proportioned plot with fantastic mature gardens this extended detached bungalow situated in the favoured village of Barrow Upon Soar and is offered with no upward chain. Internally the accommodation comprises: hallway, living room, separate dining room, two bedrooms, kitchen with pantry store and garden room / conservatory. There is ample parking to the front with a carport and the gardens are mature and well maintained.

Location**

Barrow upon Soar is a larger village in the Soar Valley between Leicester and Loughborough. It has a population of around 5,000 and is part of the Charnwood district and famous for a plesiosaur excavated there in 1851. It lies on the east bank of the River Soar which attracts fishing, boaters and water enthusiasts alike. The village is well serviced with a supermarket, gift shops, various takeaways and public houses to suit. There is a childrens nursery, primary school, secondary school and community centre, football club and cricket ground and host of other clubs and groups. The village benefits from its own train station and the Ivanhoe Line gives access to Loughborough, Leicester and Nottingham. Nearest Airport: East Midlands (11.9 miles). Nearest Train Station: Barrow. Nearest Town/City: Loughborough (3.4 miles). Nearest Motorway Access: M1 (J23)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



62 Babington Road, Barrow Upon Soar, Leicestershire, LE12 8NJ

Sinclair

Detailed Accommodation

uPVC double glazed entrance door with inset double glazed opaque glass window through to the main hallway.

HALLWAY

The hallway has a radiator and access to the generously proportioned extended living room, kitchen, separate dining room which in turn leads to the garden room / conservatory; there are two double bedrooms, shower room, airing cupboard housing the hot water cylinder and further cupboard housing the gas fed boiler.

LIVING ROOM

21'1" x 11'10" min x 15'9" max (6.43m x 3.61m min x 4.80m max)

This extended living room has a uPVC double glazed window to the front elevation, further uPVC double glazed windows to the front, side and rear elevations. There is a central open fireplace with stone surround, a hearth, display plinths and over mantel. Two radiators.

KITCHEN

11'6" x 9' (3.51m x 2.74m)

(Not including pantry store)

The kitchen has a single drainer sink unit with chrome swan neck style mixer tap over and cupboards under. There is a range of fitted units to the wall and base, roll edge work surface, gas cooker point, plumbing for washing machine, integrated fridge, uPVC double glazed windows to the front and side elevations, radiator, alcove recess / store area and a pantry store. Door accessing the covered carport.

SEPARATE DINING ROOM

11'10" x 10'6" (3.61m x 3.20m)

The dining room has a radiator, uPVC double glazed opaque glass window to the side elevation, uPVC double glazed door and adjacent windows accessing the garden room / conservatory.

GARDEN ROOM / CONSERVATORY

17'4" x 7'5" (5.28m x 2.26m)

The garden room has a brick built base and uPVC double glazed windows overlooking and accessing the stunning gardens.

BEDROOM ONE

11'11" x 11'7" (3.63m x 3.53m)

uPVC double glazed window to the rear elevation. Radiator.

BEDROOM TWO

10' x 7'11" (3.05m x 2.41m)

uPVC double glazed window to the side elevation, recessed wardrobe area and radiator.

SHOWER ROOM

The shower room has a walk-in shower area, white low flush WC and a pedestal wash hand basin with chrome taps. Radiator and uPVC double glazed opaque glass window to the side elevation.

OUTSIDE

The bungalow sits on a generously proportioned plot with the gardens forming a particular feature of sale. To the front of the property there is a walled boundary, block paved driveway providing off road car standing which continues to the side with double gated access leading to the carport and rear garden. Brick built outside store attached to the property with electric power.

The rear gardens are generously proportioned with a variety of mature shrubs and trees to the main garden which is laid mainly to lawn, there are two timber built sheds and a further larger timber store. The maturity offers privacy to the garden and a winding path leads to a further working section of garden to the rear. The working garden has two greenhouses and pond feature and space ideally suited for vegetable plots. There is a plum tree and apple tree in addition to a further timber shed.



62 Babington Road, Barrow Upon Soar, Leicestershire, LE12 8NJ

Sinclair



62 Babington Road, Barrow Upon Soar, Leicestershire, LE12 8NJ

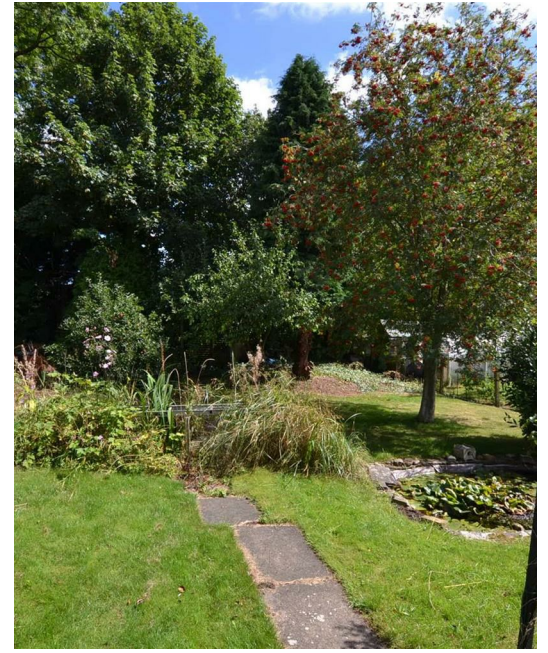


62 Babington Road, Barrow Upon Soar, Leicestershire, LE12 8NJ



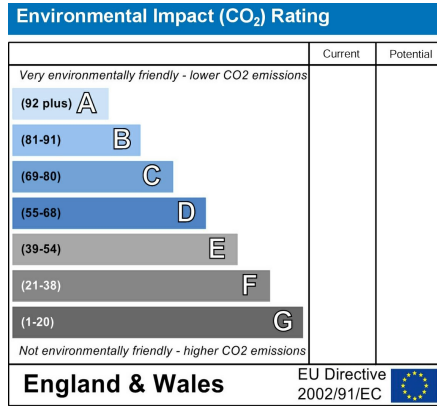
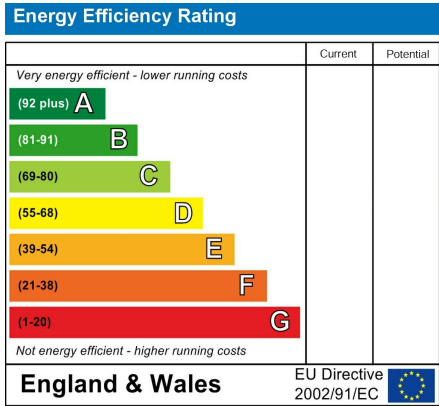
62 Babington Road, Barrow Upon Soar, Leicestershire, LE12 8NJ

Sinclair



62 Babington Road, Barrow Upon Soar, Leicestershire, LE12 8NJ





Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

It should be noted by prospective purchasers that probate has been applied for and an exchange/ completion will not be possible until probate has been granted.

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 812777



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

15 High Street, Sileby, Leicestershire, LE12 7RX
Tel: 01509 812777
Email: sileby@sinclairestateagents.co.uk