



Sinclair

124 Sileby Road, Barrow Upon Soar, Leicestershire, LE12 8LS

£260,000

01509 812777 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)



## Property at a glance

- River Frontage & Moorings
- Extended Residence
- Stunning Rear Views
- Council Tax Band\*: B
- Thoughtfully Redesigned
- Garden Room & Summer House
- Beautiful & Stocked Gardens
- Price: £260,000

## Overview

An amazing opportunity to acquire a thoughtfully redesigned and extended period residence with stunning rear gardens which lead to a garden room and River fronted summer house, decking seating area and moorings which overlook the River Soar and open countryside beyond. Internally the accommodation comprises: stylish refitted kitchen and open plan living space with lounge and dining areas and feature lantern skylight. There is a downstairs cloakroom / WC. On the first floor a landing gives way to two double bedrooms, bathroom and a useful converted loft / hobby room. To the front the property also benefits from a driveway providing off road car standing. A super property in a favoured village with a fantastic rear outlook.

## 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.



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## Detailed Accommodation

Composite entrance door with inset leaded light and double glazed windows through to the entrance porch.

### ENTRANCE PORCH

The entrance porch has a door accessing the refitted kitchen.

### REFITTED KITCHEN

11'10" x 11'4" (3.61m x 3.45m)

The kitchen has a one and a half bowl ceramic single drainer sink unit with combination chrome tap with rinser option over and cupboards under, range of Shaker style units to the wall and base, pan drawers, solid wooden work surfaces and tiled surround. Space for a range oven with extractor fan over, further integrated appliances including dishwasher, washing machine and fridge. Under unit lighting, contemporary wall mounted radiator, two uPVC double glazed windows to the front elevation, coving to ceiling and ceiling rose.

### LOBBY AREA

The lobby area has a wood strip door accessing an under stair storage cupboard and door accessing the open plan living space.

### OPEN PLAN LIVING SPACE

20'9" x 11'9" max x 11' min (6.32m x 3.58m max x 3.35m min)

(Overall measurements)

The open plan living space has two main areas including a lounge area and separate dining area.

The lounge area has an original cast iron fireplace with inset decorative tiles and open fire to the hearth, wooden sides and over mantel. Timber panel door with stairs accessing the first floor, contemporary wall mounted radiator and open access to the dining area.

The dining area has wood effect laminate flooring and a double glazed skylight lantern which offers plenty of natural light to the living space. There is inset spotlights.

### REAR LOBBY

The rear lobby area has a uPVC double glazed door and inset double glazed window with fitted blinds accessing the rear garden and door accessing the downstairs cloakroom / WC.

### DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC is fitted with a low flush white WC, wash hand basin with chrome mixer tap and a recessed area housing the combination gas fed boiler.

## ON THE FIRST FLOOR

On the first floor the landing area gives way to two double bedrooms.

### BEDROOM TWO

11'9" x 11'3" (3.58m x 3.43m)

(To the side of chimney breast)

Two uPVC double glazed windows to the front elevation, radiator and a feature original period cast iron fireplace with timber surround and over mantel.

### BEDROOM ONE

11'9" x 11'1" (3.58m x 3.38m)

(To the side of chimney breast)

uPVC double glazed window to the rear elevation with views over the garden and countryside beyond, radiator, stairs accessing a useable converted loft / hobby room and door accessing the refitted bathroom.

### REFITTED BATHROOM

The refitted bathroom is fitted with a contemporary white three piece suite comprising: P shaped shower panel bath with shower over and shower screening, low flush WC with push button flush and a vanity units surmounted by a wash hand basin with chrome mixer tap over and cupboards under. Radiator and uPVC double glazed opaque glass window to the rear elevation.

### LOFT / HOBBY ROOM

10'5" x 11'11" (3.18m x 3.63m)

(With some restricted head height and including the stair recess to centre)

Double glazed velux window to the rear elevation with countryside views, eaves storage, electric light and power and radiator.

### OUTSIDE

To the front of the property there is a gravelled driveway providing off road car standing.

To the rear the gardens are a particular feature of sale being generously and beautifully designed in varying areas all of which lead to a stunning river frontage and mooring. To the rear of the property is a concrete print block effect patio area with a variety of plants and shrubs including rose bushes to the borders, there is gated access leading to the front (with neighbouring easement). From the patio area there is a central circular decorative garden



with surrounding plants and gravelled and stepping stone pathway passing further mature planting areas. The garden opens to an entertaining area with timber decking and a covered pergola seating area with access to the garden room.

The garden room is 15'2" x 7'7". The garden room is a beautiful addition to this amazing garden, being insulated with electric light and power, uPVC double glazed sliding doors and double glazed full length side windows.

From the garden room the pathway continues via two timber built sheds leading to an area allocated for vegetable patches.

There is a grassed area with stepping stone path which leads to the river fronted summer house.

The summer house is 9'4" x 7'4". The summer house enjoys stunning views of the river soar and countryside beyond and is insulated with double doors to the timber decking seating area and moorings. The Broom Speedboat is offered under separate negotiation.



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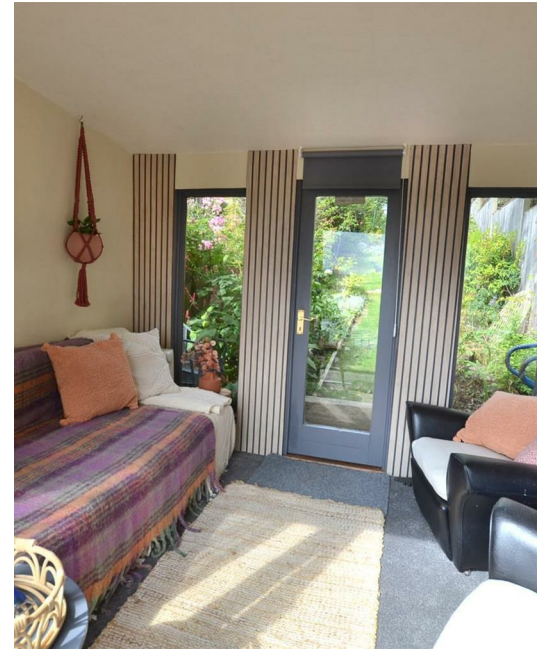
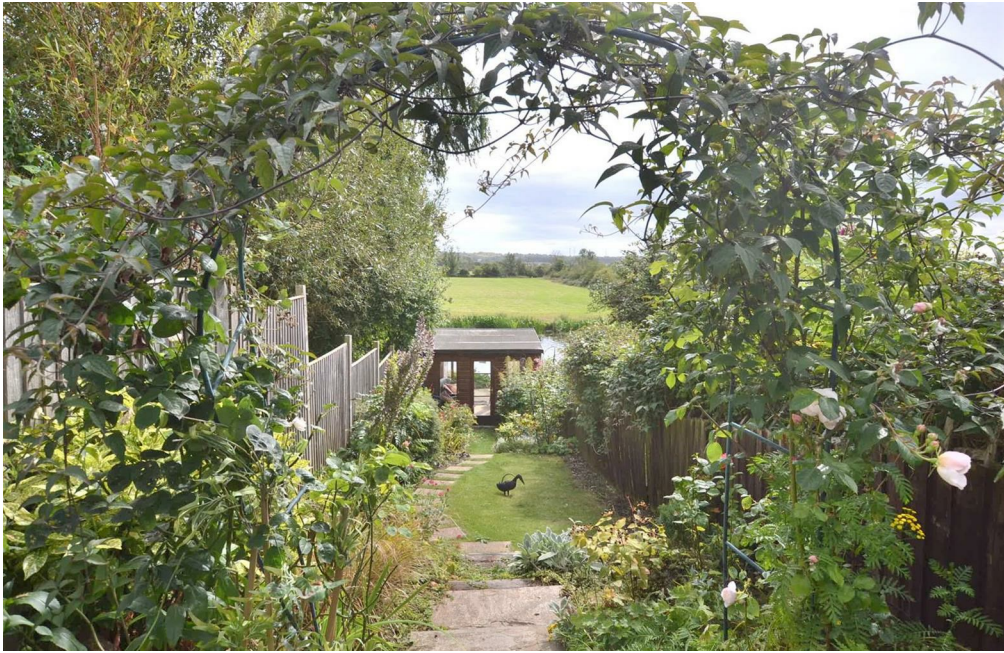




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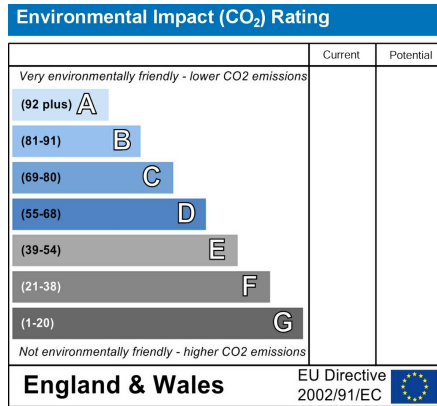
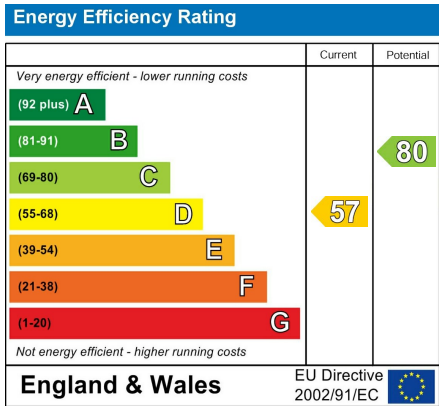




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### Fixture & Fittings

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

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### 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

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

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