



Sinclair



45 Breadcroft Lane, Barrow Upon Soar, Leicestershire, LE12 8HW

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Offers In The Region Of
£275,000

Property at a glance

- Favoured Village Location
- Private Rear Garden
- No Upward Chain
- Council Tax Band*: C
- Two Double Bedrooms
- Some Modernisation Required
- Ease of Access to Centre and Amenities
- Price: £275,000

Overview

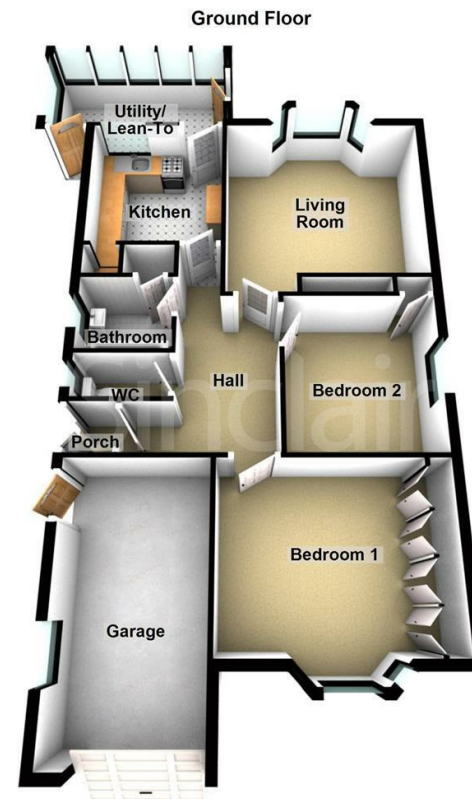
Offered with no upward chain is this detached bay fronted bungalow occupies a pleasant position with ease of access to village centre and amenities. Although requiring some modernisation the property has been well maintained and offers accommodation in brief comprising; porch, reception hall, living room, breakfast kitchen with utility lean to off, two double bedroom's, bathroom, separate wc. Driveway providing off road car standing, which in turn leads to the garaging, there is a private garden, to rear.

Location**

Barrow upon Soar is a larger village in the Soar Valley between Leicester and Loughborough. It 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 it's 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

DETAILED ACCOMODATION

Double entrance door through to the porch.

PORCH

The porch has a further door accessing the reception hall.

RECEPTION HALL

Wood effect flooring, doors accessing the living room, breakfast kitchen, two double bedrooms, bathroom, separate wc, loft access hatch.

LIVING ROOM

13'8 x 12'1 (not including bay window) (4.17m x 3.68m (not including bay window))

Double glazed walk-in bay window to the rear elevation overlooking the garden, tiled fireplace with inset light flame gas fed fire, radiator.

BREAKFAST KITCHEN

9'8 x 8'10 (2.95m x 2.69m)

Single drainer stainless steel sink unit, cupboards under, fitted units to the wall and base, roll edge worksurface, gas cooker point. Floor standing. Window and door which accesses the conservatory/utility.

CONSERVATORY/UTILITY

13'2 x 6'8 (4.01m x 2.03m)

This useful space has plumbing for a washing machine, worksurface over, space for a tall standing fridge freezer, storage cupboards. Door accessing the garden and further door to the front.

BEDROOM ONE

11 x 12'10 (not including bay windows to the front (3.35m x 3.91m (not including bay windows to the fr)

Double glazed bay window to the front elevation, ample range of wardrobe/cupboards, radiator, bank of drawer storage.

BEDROOM TWO

10'7 x 9'11 (not including cupboard) (3.23m x 3.02m (not including cupboard))

Double glazed window to the side elevation, radiator, built in storage cupboard.

BATHROOM

Fitted with a panel bath, pedestal wash hand basin, shower over the bath, airing cupboard housing hot water cylinder, radiator, double glazed opaque glass window.

SEPARATE WC

Fitted with a low flush wc, radiator, double glazed opaque glass window.

OUTSIDE

The property occupies a pleasant position with double gated access and walled front boundary, there is a driveway providing off road car standing and a low maintenance garden. There is access to the side and rear. The rear garden has privacy to the rear aspect, slabbed patio and paths, garden laid mainly to lawn, timber screening and edge to boundaries.

GARAGE

16'9 x 8'1 (5.11m x 2.46m)

The garage has an up and over door, electric light and power, work bench to rear, windows and doors to side.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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

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Photographs

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