



Sinclair

15 Crossley Close, Barrow Upon Soar, Loughborough, LE12 8QL

£300,000

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Property at a glance

- Three Bedrooms
- Immaculate Accommodation
- Favoured Village Location
- Council Tax Band*: C
- Cul De Sac Setting
- Refitted Kitchen (2021/2022)
- Ample parking & Garaging
- Price: £300,000

Overview

Set in the favoured village of Barrow Upon Soar, within close proximity of the River Soar and it's picturesque walks, this immaculate semi detached property has been much improved since owned by current vendors.

Comprising; entrance lobby, living room, dining room and kitchen to the ground floor. To the first floor there is three bedrooms and bathroom. Also benefitting from ample parking, garaging and rear garden. EPC RATING TBC.

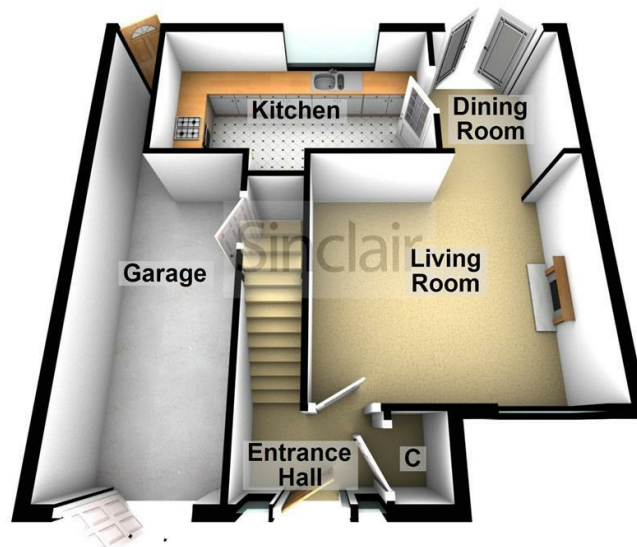
Location**

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.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

5'9 x 3'8 (1.75m x 1.12m)

Entered through a composite front door with uPVC double glazed opaque panels to either side, timber effect laminate flooring, storage cupboard and stairs rising to the first floor.

Living Room

14'1 x 12'7 (4.29m x 3.84m)

uPVC double glazed windows to the front and a log burner on tiled hearth with a over mantle.

Dining Room

7'3 x 8'3 (2.21m x 2.51m)

uPVC French doors accessing the rear garden and timber effect vinyl flooring.

Kitchen

15 x 7'9 (4.57m x 2.36m)

Enjoying a range of wall and base units, rolled edged worktops, one and a half sink drainer unit, four ring induction hob with extractor fan over. Also having built in microwave, electric oven, built in dishwasher and washing machine. Tiled splashback, uPVC double glazed windows to rear, radiator and timber effect vinyl flooring.

FIRST FLOOR LANDING

Having stairs rising to the first floor, uPVC double glazed opaque window to side and loft access.

Bedroom One

10'7 x 10'3 (3.23m x 3.12m)

Having uPVC double glazed windows to rear.

Bedroom Two

7'3 x 10'4 (2.21m x 3.15m)

Having uPVC double glazed windows to front and timber effect vinyl flooring.

Bedroom Three

6'6 x 7'5 (1.98m x 2.26m)

Having uPVC double glazed window to front, timber effect laminate flooring and access to over stair storage cupboard.

Bathroom

6'2 x 7'8 (1.88m x 2.34m)

This three piece suite comprises a P-shaped panelled bath with thermostatic shower over, vanity wash hand basin with mixer tap, push button w.c. Also benefitting from uPVC double glazed opaque window to rear, extractor fan, heated towel rail, tiled floor and splashbacks.

OUTSIDE

Patio seating area, steps up to a lawn area with shingled seating area, closed board fence panels.

Garage

7'10 x 16 (2.39m x 4.88m)

Having, personal door from the rear and double doors to the front, under stair cupboard, light and power.

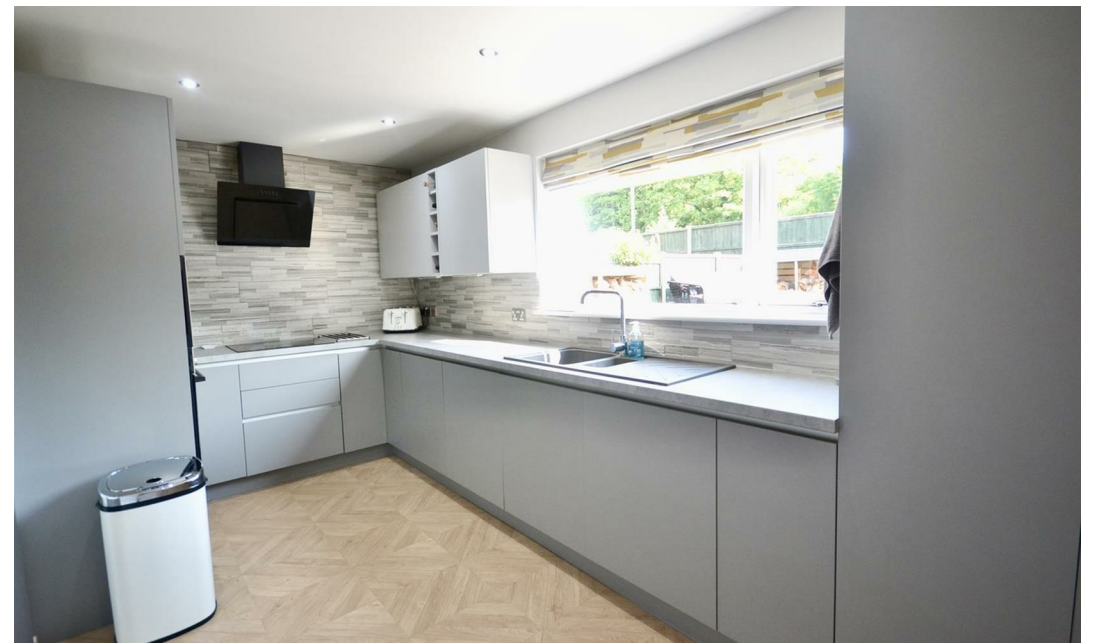
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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

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