



Sinclair

175 Sileby Road, Barrow Upon Soar, Leicestershire, LE12 8LW

£245,000

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Property at a glance

- Favoured Village Location
- Three Bedrooms
- Feature Rear Garden
- Council Tax Band*: B
- Modern Fitted Breakfast Kitchen
- Beautifully Maintained
- Ample Parking To The Front
- Price: £245,000

Overview

Situated in the sought after village of Barrow Upon Soar this beautifully maintained family home offers immaculate internal accommodation and enjoys the stunning generously proportioned rear garden. Internally the accommodation comprises, entrance hall, living room, fitted breakfast kitchen, rear cloaks lobby, downstairs WC; on the first floor landing gives way to three bedrooms and bathroom.

Outside the property is set back from the road with a driveway providing ample off road parking, whilst the rear gardens are mature and well stocked including a variety of well established fruit trees.

A super family home in popular village.

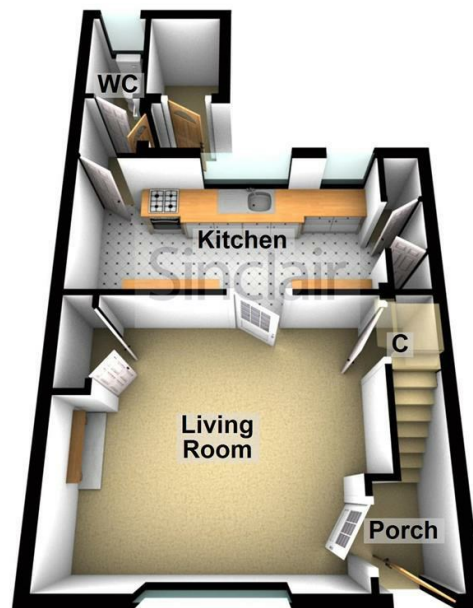
Location**

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

DETAILED ACCOMMODATION

Newly fitted composite door with inset double glazed windows and adjacent window over bringing natural light to the hallway , the hallway has a radiator, stairs accessing the first floor with feature panelling, tiled flooring, door accessing the main living room, Hive thermostat control.

LIVING ROOM

13'3 x 13'5 (front of chimney breast) (4.04m x 4.09m (front of chimney breast))
uPVC double glazed window, feature central fireplace with marble hearth and back, an Inset coal effect live flame gas fed fire, wooden sides and over mantle, built in shelving and storage to the side of the chimney breast, feature panelling to the walls and a wood effect decorative laminate flooring, door accessing an under stairs storage cupboard and access through to the fitted breakfast kitchen.

FITTED BREAKFAST KITCHEN

17'9 x 7'4 (5.41m x 2.24m)

The kitchen has been re fitted with a single drainer, one and a half bowl sink unit with chrome mixer tap over and cupboards under, there's a range of fitted gloss units to the wall and base with chrome bar handles and granite work surfaces with matching upstand which continues to a breakfast bar area. There is a utility cupboard for storage and housing the Worcester combination gas fed boiler (installed five years ago) Tiled flooring , space for a tall standing fridge freezer, plumbing for a washing machine , Range oven, two uPVC double glazed windows overlooking the rear garden, door accessing a rear lobby. The rear lobby has cloaks hanging space, door accessing the rear garden and door to the downstairs cloakroom/wc

DOWNSTAIRS CLOAKROOM/WC

The downstairs cloakroom/WC is fitted with a low flush WC and wash hand basin, tiled flooring, uPVC double glazed opaque glass window.

FIRST FLOOR

On the first floor a landing gives way to three well proportioned bedrooms and bathroom. Loft access hatch.

BEDROOM ONE

11'8 maximum, 10'6 minimum x 10' (3.56m maximum, 3.20m minimum x 3.05m)
uPVC double glazed window, radiator.

BEDROOM TWO

10'8 x 8'10 (3.25m x 2.69m)
uPVC double glazed window overlooking the garden, radiator.

BEDROOM THREE

8'9 x 7'5 (2.67m x 2.26m)
uPVC double glazed window overlooking the garden, radiator.

BATHROOM

The bathroom is fitted with a modern white three piece suite comprising panelled bath with combination chrome shower tap, low flush WC, pedestal wash hand basin, built in storage cupboard, radiator, uPVC double glazed opaque glass window.

OUTSIDE

The property is set back from the road with a generously proportioned driveway providing ample off road parking.

To the rear, the garden forms a particular feature of sale. Patio area to the rear of the property and an outside brick built store, gated access which in turn leads to the front of the property (with easement) From the patio there is open access to the main garden which is laid to lawn and beautifully stocked with a variety of mature plants, shrubs ,trees and established rose bushes. The fruit trees provide a lovely addition to the mature gardens which include pear, greengage plum, both cooking and eating apple trees. To the rear of the boundary plot accessed by a conifer hedge is a further working garden area with greenhouse, slabbed areas and the mature apple trees as previously mentioned.

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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		80
(55-68) D	69	
(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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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

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

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