



# Sinclair

'Ashleigh Villas', 4 Warner Street, Barrow Upon Soar, Leicestershire,  
LE12 8PB

£275,000

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

## Property at a glance

- Super Period Residence
- Favourable Village Location
- Four Bedrooms
- Two Reception Rooms
- Utility Room and WC
- No Upward Chain
- Council Tax Band\*: C
- Price: £275,000

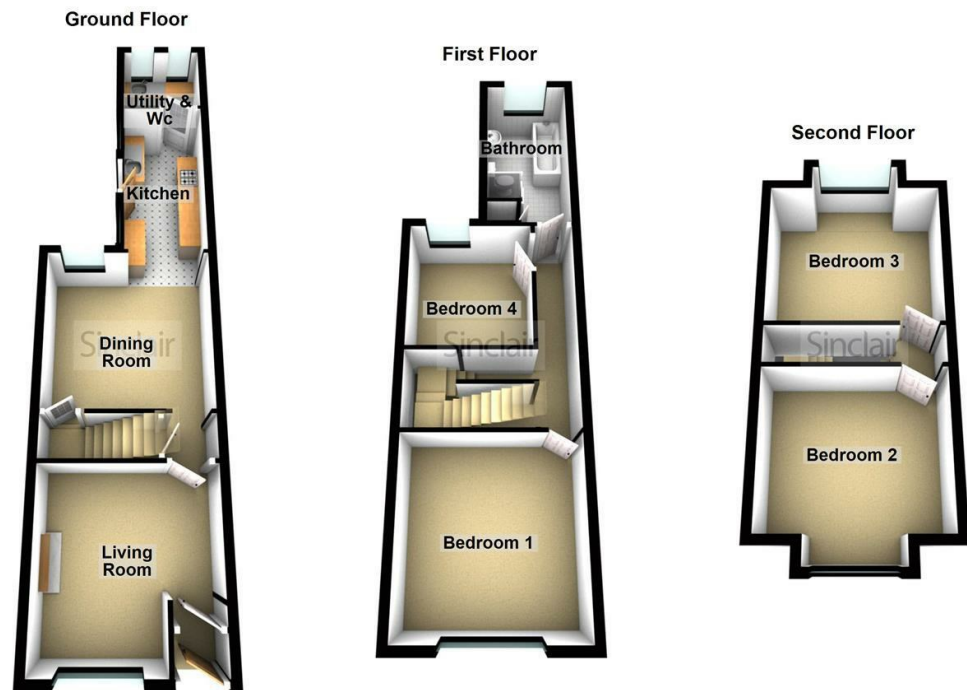
## Overview

Offered with no upward chain this extended period property is situated with easy access to the village centre, amenities and train station. The end terrace/villa style accommodation is laid over three floors and comprises, porch, living room, inner lobby, separate dining room, a fitted breakfast kitchen, utility room and WC. On the first floor, landing gives way to two double bedrooms and a bathroom fitted with a four piece suite and to the second floor landing space gives way to two further double dormer bedrooms. Outside, gardens to the front and rear.

## Location\*\*



\*\* 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 ACCOMMODATION

uPVC double glazed entrance door through to the entrance porch , the entrance porch has a door accessing reception room one/living room.

#### LIVING ROOM

14'11 x 12'1 (side of chimney breast) (4.55m x 3.68m (side of chimney breast) )

uPVC double glazed window with fitted blinds, feature fireplace with exposed brick chimney breast and stone feature hearth and surround, built in cupboard, radiator and door accessing an inner lobby.

#### INNER LOBBY

The inner lobby has door accessing an understairs storage cupboard and arched access to reception room two/dining room.

#### DINING ROOM

12'1" x 12'2" (side of chimney breast ) (3.68m x 3.71m (side of chimney breast) )

uPVC double glazed window with fitted blinds, beamed ceiling, radiator, door and stairs accessing the first floor, built in cupboard and open access to the fitted kitchen.

#### FITTED KITCHEN

14'2" x 6'11" (4.32m x 2.11m)

The kitchen has a single drainer, stainless steel sink unit with chrome mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface and tiled surround, matching breakfast bar, gas and electric cooker points, plumbing for dishwasher and space for an American style fridge freezer, uPVC double glazed windows and door accessing the rear garden . Door through to the utility room and WC.

#### UTILITY ROOM & WC

5'8" x 6'10" (1.73m x 2.08m)

Single drainer stainless steel sink unit, plumbing for washing machine, uPVC double glazed opaque glass window and low flush WC.

#### FIRST FLOOR

The first floor landing gives way to two double bedrooms and bathroom fitted with a white four piece suite. Radiator and stairs accessing the second floor .

#### BATHROOM

Fitted with a white four piece suite. Radiator and stairs accessing the

#### BEDROOM ONE

13'6" x 12'5" (side of chimney breast) (4.11m x 3.78m (side of chimney breast) )

uPVC double glazed window, fitted blinds, radiator .

#### BEDROOM FOUR

9' x 10'5"maximum, 9'3" minimum (2.74m x 3.18mmaximum, 2.82m minimum)

uPVC double glazed window, fitted blinds, radiator.

#### FITTED BATHROOM

The bathroom is fitted with a white four piece suite comprising panelled bath, pedestal wash hand basin, low level flush WC and a double width shower cubicle with door screening and thermostatic shower. Built in airing cupboard housing the combination Baxi gas fed boiler , uPVC double glazed opaque glass window, radiator.

#### SECOND FLOOR

To the second floor there is a landing area with inset mirror and exposed brick feature which gives way to two further bedrooms.

#### BEDROOM TWO

12'4" x 10'2" (some restricted head height) (3.76m x 3.10m (some restricted head height) )

uPVC double glazed dormer window, fitted blinds, radiator.

#### BEDROOM THREE

12'5" x 9'10" (3.78m x 3.00m )

uPVC double glazed dormer window with fitted blinds, radiator and exposed brick wall feature.

#### OUTSIDE

There is a walled boundary to the front with a side alley access with gate leading to the rear garden. The rear garden is of low maintenance and slabbed with walled and fenced boundaries, timber built shed.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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