



132 Barrow Road, Sileby, Leicestershire, LE12 7LR

£160,000

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Property at a glance

- Popular Residential Location
- uPVC Double Glazing
- Two Double Bedrooms
- Council Tax Band*: A
- Thirteen Year Rental History
- Gas Central Heating
- Two Reception Rooms
- Price: £160,000

Overview

This two bedroom period property has had a successful rental history over the last thirteen years with the current tenant in situ for that time. The property benefits from gas central heating and uPVC double glazing and in brief comprises, Living room, separate dining room, fitted kitchen, two double bedrooms and bathroom with white three piece suite. Outside there are two brick stores and a two tier garden.

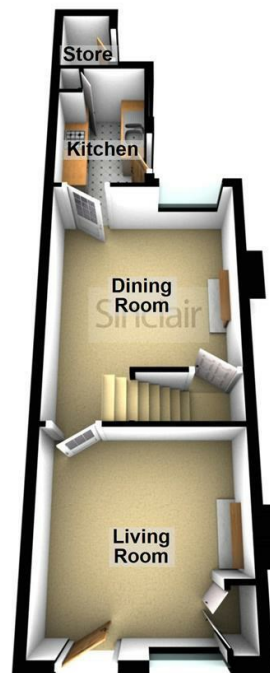
Location**

Sileby is a former industrial village and civil parish in the Soar Valley in Leicestershire, between Leicester and Loughborough. The village has a station on the Ivanhoe Line, and trains run regularly to Leicester, Loughborough, Nottingham and Lincoln. There are well established sporting clubs and facilities for Cricket, Football, Tennis and Lawn Bowls, Rugby, Baseball and Shooting amongst others. The village has undergone change over the last few years with the High Street and nearby King Street enjoying a number of shops, mini supermarket, a café, gift shop, hairdressers, beauticians and various pubs & social clubs. There two main primary schools and a choice of nurseries. Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby. Nearest Town/City: Loughborough (4.5 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

Entrance door through to reception room one/living room

RECEPTION ROOM ONE/LIVING ROOM

11'8 x 11'7 (side of chimney breast) (3.56m x 3.53m (side of chimney breast))
uPVC double glazed window, radiator and alcove recess to the chimney breast, built in meter cupboard, door accessing an inner lobby area which in turn leads to reception room two/dining room.

RECEPTION ROOM TWO/DINING ROOM

15'5 maximum, 12'3 minimum x 11'9 (side of chimney) (4.70m maximum, 3.73m minimum x 3.58m (side of chim))
uPVC double glazed window, radiator, door with stairs accessing the first floor, fireplace with wooden sides and over mantle and raised hearth, access to the kitchen.

KITCHEN

9'5" x 5'11" (2.87m x 1.80m)
One and a half bowl single drainer sink unit with mixer tap over, fitted units to the wall and base, rolled edge work surface and tiled surround, electric hob with oven under, wall mounted gas fed boiler, plumbing for washing machine, radiator, Upvc double glazed window and door, the door accessing the side courtyard.

FIRST FLOOR

The first floor landing gives way to two bedrooms and bathroom with white three piece suite.

BEDROOM ONE

11'9 x 11'5" (side of chimney breast) (3.58m x 3.48m (side of chimney breast))
uPVC double glazed window, radiator, period style cast iron fireplace with wooden sides and over mantle .

BEDROOM TWO

12'7" x 8'2" (side of chimney breast) (3.84m x 2.49m (side of chimney breast))
uPVC double glazed window, radiator, period cast iron ornamental fire place with wooden sides and over mantle, door accessing an over stair storage cupboard.

BATHROOM

The bathroom is fitted with a panelled bath and shower over, low flush WC and pedestal wash hand basin, radiator , uPVC double glazed opaque glass window.

OUTSIDE

To the front of the property is a small fore garden and to the rear there is a side courtyard to the kitchen area with a pathway (easement) leading to the alleyway which in turn accesses Barrow Road. There is a further garden area over two tiers with the first section being lawn with timber fencing and access to a brick built store, there are steps leading to a further gravelled tier which could provide a pleasant patio seating area.

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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 | | 79 |
| (55-68) D | | |
| (39-54) E | 54 | |
| (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.

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