



**Babington Road, Barrow Upon Soar**

**welcome to**

## **Babington Road, Barrow Upon Soar**

Three-bedroom semi-detached house with two reception rooms, fitted kitchen, garden, located in a convenient residential area.

### **Entrance**

Entrance to the property is via a upvc double glazed door into the entrance hallway. The entrance hallway has laminated flooring and doors to all ground floor rooms.

### **Living Room**

17' 1" x 11' 10" ( 5.21m x 3.61m )

Located at the front of the property, the living room provides a comfortable setting for everyday relaxation. Wood-effect flooring, a feature fireplace, coving to the ceiling and large windows to the front and back allow for good natural light.

### **Dining Room**

13' 9" x 10' 6" ( 4.19m x 3.20m )

Positioned between the living room and kitchen, the dining room features a bay window overlooking the front and offers ample room for a family dining table, making it well suited for meals and gatherings, with laminate flooring and fitted units.

### **Kitchen**

13' 9" x 8' 2" ( 4.19m x 2.49m )

The kitchen is fitted with a range of base and wall units, work surfaces, vinyl flooring, gas oven, washing machine. A rear door provides direct access to the garden, adding convenience for outdoor use.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

### **Loft**

The loft is partially bordered and has lighting.

### **Bedroom One**

15' 1" x 11' 6" ( 4.60m x 3.51m )

A well-proportioned double bedroom situated on the first floor, featuring a front-facing window and space for freestanding furniture.

### **Bedroom Two**

10' 6" x 10' 2" ( 3.20m x 3.10m )

Another double bedroom, this time overlooking the front of the property, suitable for use as a guest room or secondary principal bedroom.

### **Bedroom Three**

10' 10" x 8' 10" ( 3.30m x 2.69m )

A single bedroom that would work well as a home office, nursery, or dressing room, with a window providing natural light.

### **Shower Room**

The shower room is fitted with a shower enclosure, WC, and wash hand basin, with a window offering ventilation and daylight.

### **Outside**

Front Garden - The enclosed front garden has been gravelled and is fenced to all borders. Rear Garden - The enclosed rear garden is mainly laid to lawn with space for play equipment or seating areas, offering plenty of scope for landscaping or improvement.





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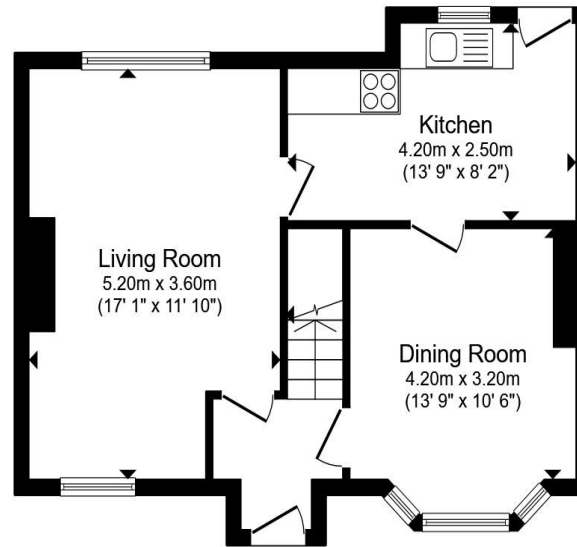
## Babington Road, Barrow Upon Soar

- Three-bedroom semi-detached house
- Two reception rooms including living room and separate dining room
- Fitted kitchen with direct access to the rear garden
- First-floor shower room
- Scope for modernisation and personalisation

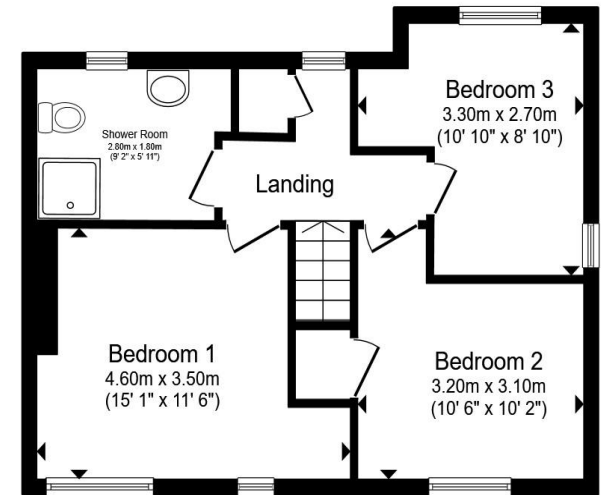
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£250,000**



Ground Floor



First Floor

Total floor area 89.9 m<sup>2</sup> (967 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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 william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



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