

# Sinclair



55 Melton Road, Barrow Upon Soar

Loughborough

£159,950

Enhanced with AI by STREET

# 55 Melton Road

Barrow Upon Soar, Loughborough

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Character Cottage
- Favoured Village
- Close To Train Station
- Rear Garden
- Study Landing
- Ideal FTB / Rental

## LOUNGE DINER

11' 7" x 10' 5" (3.53m x 3.18m)

Wood effect flooring, window to the front elevation and radiator -Door through to the kitchen

## KITCHEN

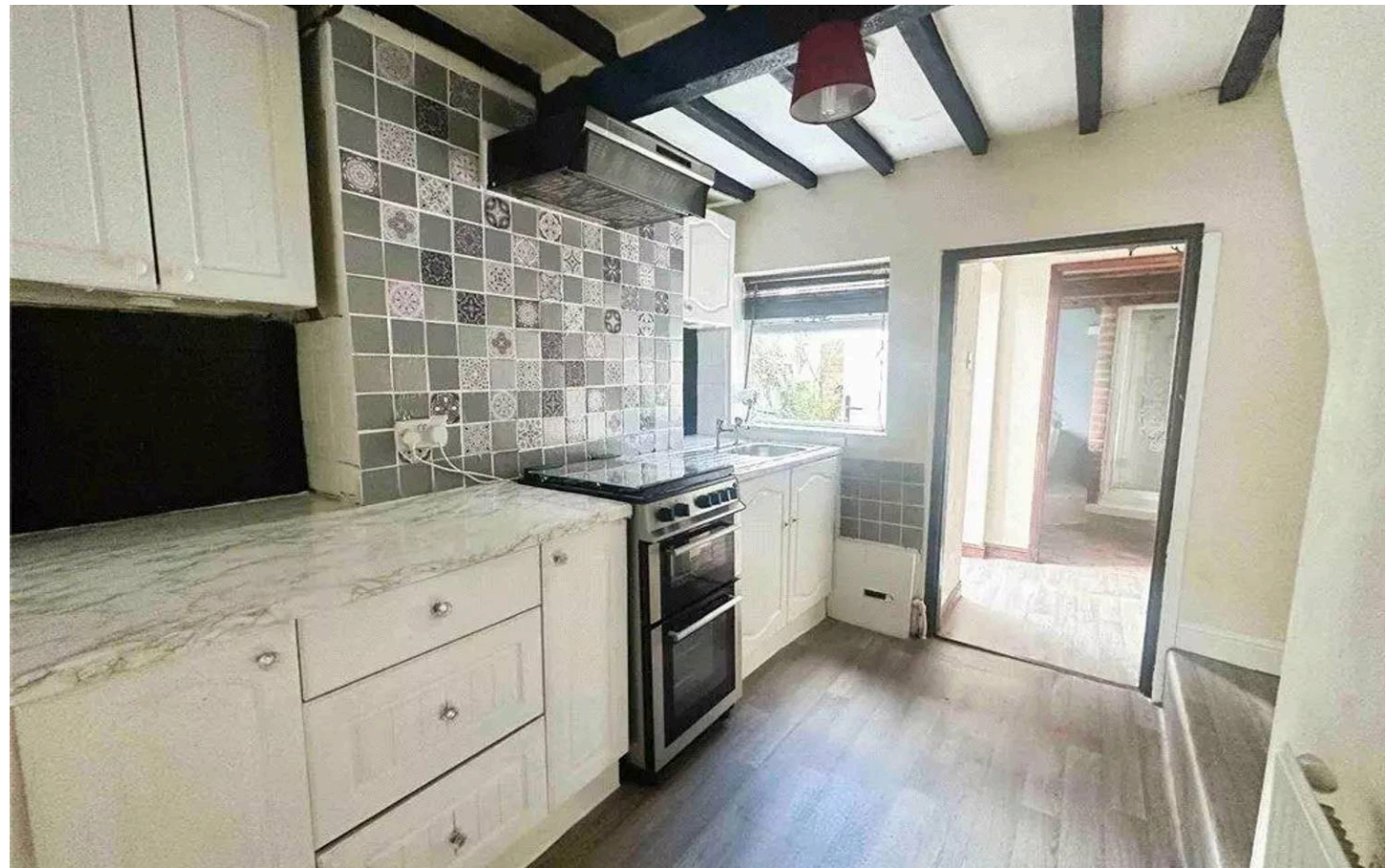
9' 1" x 7' 6" (2.76m x 2.29m)

Beamed ceiling, fitted units to the wall and base, cooker point, window to the rear elevation, access through to the lobby area and stairs to the first floor.

## LOBBY

4' 6" x 5' 9" (1.36m x 1.75m)

Access to the garden and door through to the bathroom.



**BATHROOM**

9' 4" x 6' 6" (2.85m x 1.98m)

The bathroom has a raised plinth surmounted by a claw foot and roll top bath, there is a separate shower enclosure, pedestal wash hand basin and high flush wc. There is a window to the side elevation.

**LANDING**

9' 1" x 10' 6" (2.77m x 3.20m)

This is an open space with exposed brick feature. The room could facilitate a study area. There is a door to the bedroom and window to the rear. Radiator

**BEDROOM**

11' 11" x 9' 0" (3.62m x 2.75m)

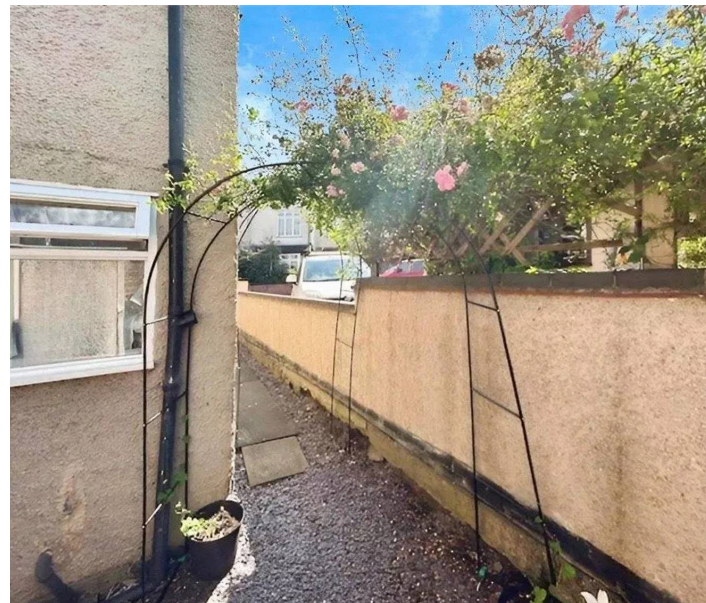
(Measurements include some restricted head height) The bedroom has a window to the front elevation and radiator.

**Note To Purchasers**

As the property is currently rented, the marketing photos are from a previous listing. Whilst they depict a true reflection of layout there may be some cosmetic improvements required.

**Garden**

There is a side path leading to the side entrance door and continues to the rear garden. The rear garden has walled and fenced boundaries, plant, shrubs and patio area.

**On street**

### Ground Floor



### First Floor





## Sinclair Estate Agents

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