

# Sinclair



16 Babington Road, Barrow Upon Soar

Loughborough

£325,000

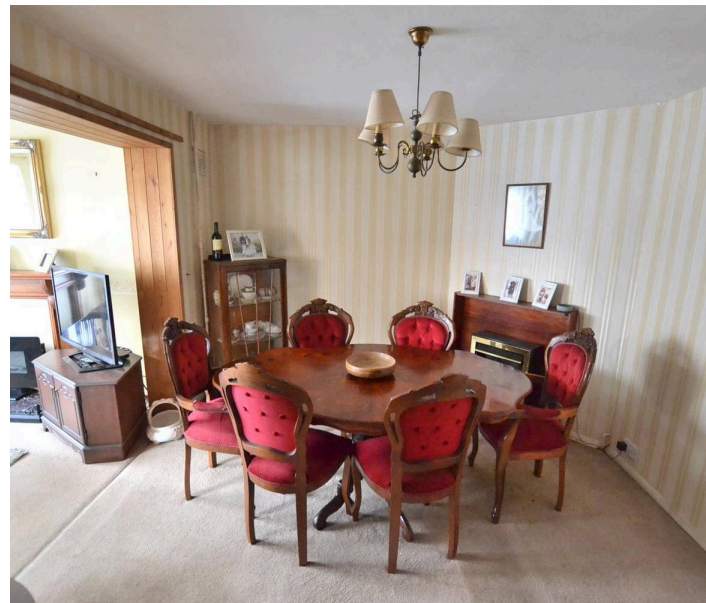
# 16 Babington Road

Barrow Upon Soar, Loughborough

Spacious five-bedroom home with flexible living areas, kitchen, dining, family room, driveway parking, and a large rear garden. Extended at the back.

Council Tax band: B

Tenure: Freehold



## DETAILED ACCOMMODATION

Storm porch with entrance door through to the reception hall.

### RECEPTION HALL

The reception hall has stairs accessing the first floor, radiator, door accessing the living room and kitchen, wall mounted combination gas fed boiler, meter cupboard and uPVC double glazed window.

### KITCHEN

12' 0" x 8' 0" (3.66m x 2.44m)

Single drainer stainless steel sink unit, units to the wall and base, gas cooker point, uPVC double glazed window, door accessing a side lean to /utility room, plumbing for washing machine, door through to the dining room.

### LEAN TO/UTILITY SPACE

10' 11" x 5' 3" (3.33m x 1.60m)

Electric light and power, doors to front and rear elevations.

### DINING ROOM

11' 4" x 10' 2" (3.45m x 3.10m)

Door accessing the living room and open access to a rear extension and family room.

### FAMILY ROOM

18' 8" x 18' 8" (5.69m x 5.69m)

uPVC double glazed window and sliding patio doors overlooking and accessing the garden, radiator.

### LIVING ROOM

Dimensions: 4.11m x 3.35m 3.35m (side of chimney breast)  
(13'. uPVC double glazed bay window to the front elevation, radiator, door accessing the reception hall and a central fireplace.



## FIRST FLOOR

On the first floor a landing gives way to five bedrooms and bathroom, uPVC double glazed window.

### FRONT BEDROOM ONE

Dimensions: 3.35m 3.05m x 2.74m 0.30m (including wardrobe/cupb. uPVC double glazed window, fitted wardrobe/cupboards.

### FRONT BEDROOM FIVE

Dimensions: 2.62m x 2.49m (8'7" x 8'2" ). uPVC double glazed window, radiator.

### BATHROOM

Panelled bath with combination shower tap, low flush WC and wash hand basin, radiator and uPVC double glazed opaque glass window.

### MIDDLE BEDROOM FOUR

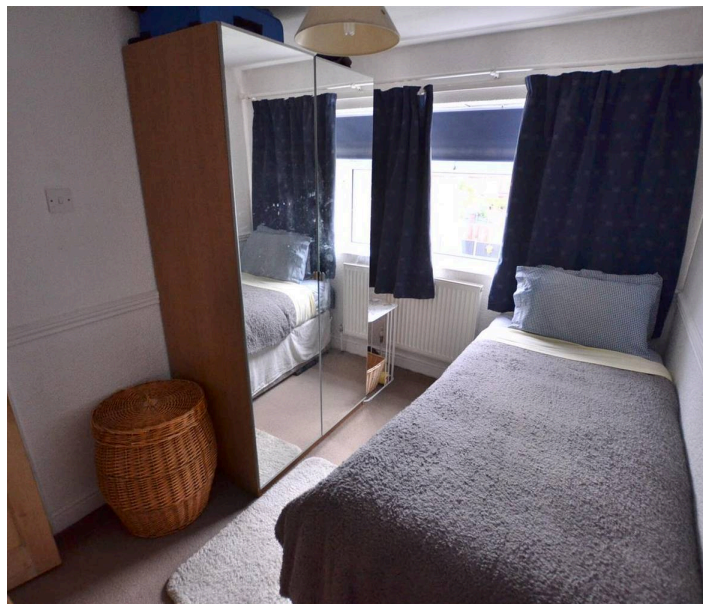
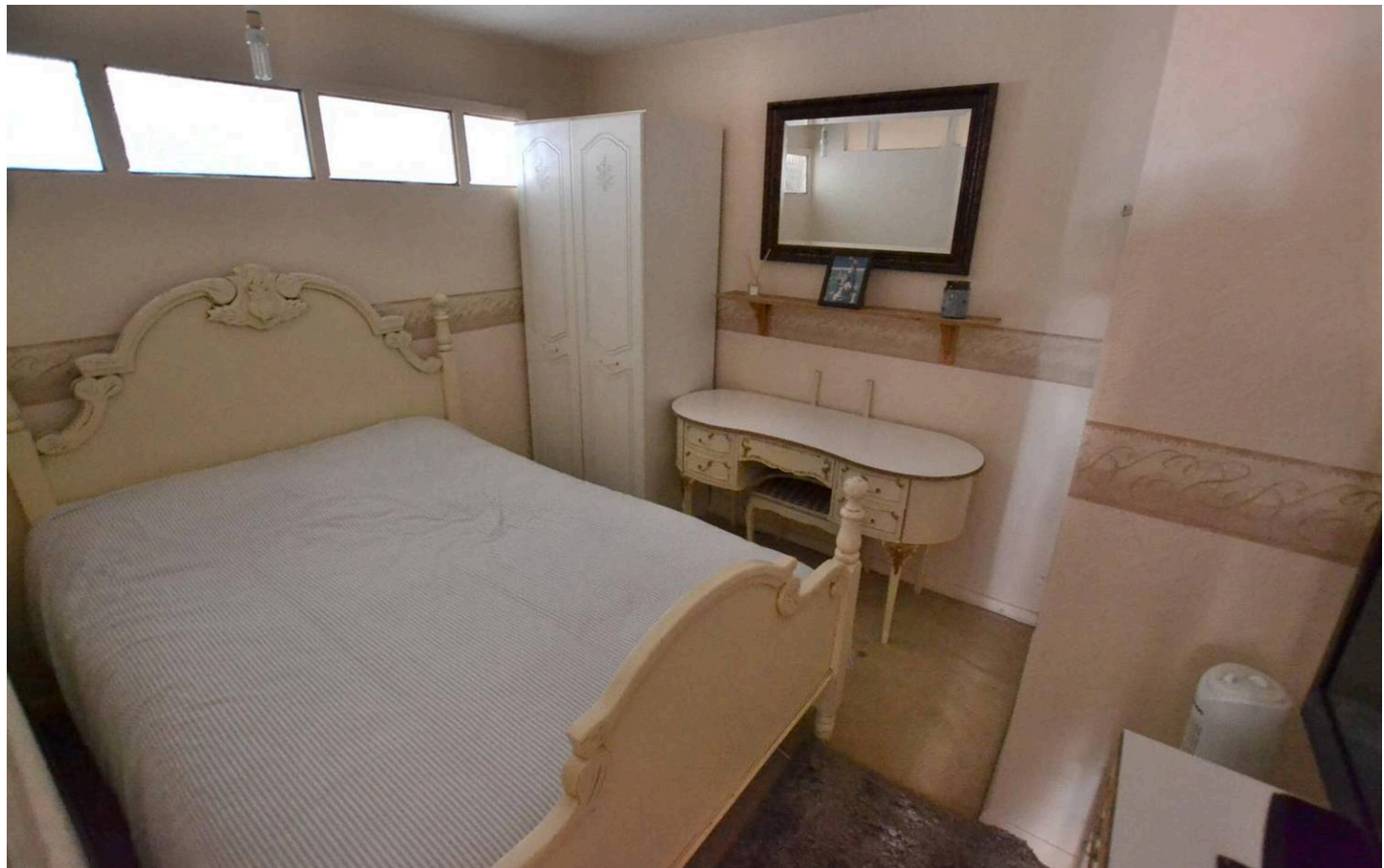
Dimensions: 2.57m x 2.46m(to the front of cupboard ) (8'5" x .

### REAR BEDROOM THREE

Dimensions: 3.23m x 2.18m (10'7" x 7'2" ). uPVC double glazed window, radiator.

### REAR BEDROOM TWO

Dimensions: 3.38m x 2.84m (maximum measurements) (11'1" x 9'4. uPVC double glazed window, radiator. Should be noted by prospective purchasers that the middle and rear bedrooms have been sectioned with stud walls and could easily be reconfigured to a layout to suit.





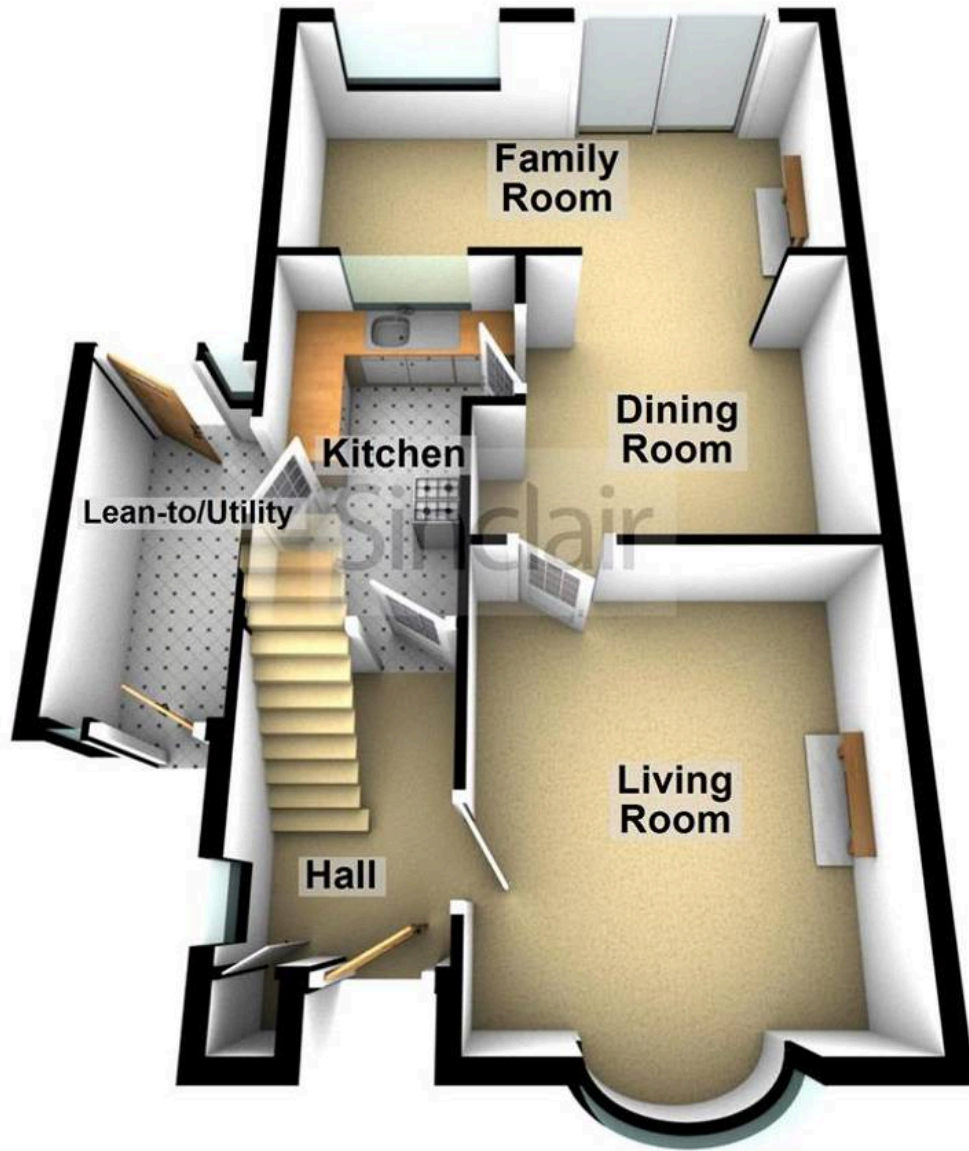
## OUTSIDE

To the front of the property there's a block paved driveway providing off road parking, to the rear of the property there is an enclosed rear garden with patio area and steps leading down to a lawned garden and generously proportioned timber shed/workshop, timber screen fencing to the boundaries.

## Driveway



## Ground Floor



## First Floor





## Sinclair Estate Agents

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