

Sinclair



19 Avon Road, Barrow Upon Soar

Loughborough

£285,000

19 Avon Road

Barrow Upon Soar, Loughborough

Well maintained 3 bed semi in sought-after village. Extended living space, no chain, garage, ample parking, private garden, opposite green, near river and countryside walks.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Favoured Village Location
- Nearby Scenic River Views
- Extended To The Rear
- Private Rear Garden
- Driveway and Garaging
- No Upward Chain



Porch

Adjacent window through to the porch. Porch has electric light and door accessing the main hallway.

Entrance Hall

The hallway has stairs accessing the first floor, radiator and door access accessing the downstairs WC

Downstairs WC

There is a low flush (saniflow) WC, wash hand basin, meter cupboard and electric fuse box (inspected in September 2025).

Breakfast Kitchen

17' 1" x 9' 8" (5.21m x 2.95m)

(3.62m Maximum Measurement) The extended breakfast kitchen has a single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, roll edge work surface, two UPVC double glazed windows overlooking the rear garden, Gas cooker point and plumbing for washing machine and dishwasher. There is a radiator to the dining area an under stair storage cupboard and UPVC double glazed door accessing the outside covered courtyard lobby.

Living Room

15' 8" x 10' 11" (4.78m x 3.33m)

UPVC double glazed window, fireplace with fitted Dimplex electric heater, radiator and open access to the dining room.

Dining Room

9' 7" x 8' 7" (2.92m x 2.62m)

The dining room has a radiator and access to the breakfast kitchen and conservatory

Conservatory

6' 5" x 9' 11" (1.95m x 3.01m)

The conservatory has double doors accessing and overlooking the rear garden.

Covered Outside Lobby

8' 6" x 12' 0" (2.59m x 3.66m)

The covered outside courtyard offers access to a useful store and garage, in addition to a door accessing the rear garden.

Store



Landing

On the first floor landing gives way to three bedrooms and fitted shower room. There is an airing cupboard housing the Baxi combination gas fed boiler. Loft access hatch and UPVC double glazed window.

Bedroom One

12' 10" x 7' 10" (3.91m x 2.39m)

(Measurements to front of wardrobes) UPVC double glazed window, radiator and range of bedroom furniture, including wardrobe/cupboards, dressing table and bedside cabinets

Bedroom Two

10' 9" x 9' 8" (3.28m x 2.95m)

UPVC double glazed window and radiator

Bedroom Three

8' 2" x 7' 2" (2.49m x 2.18m)

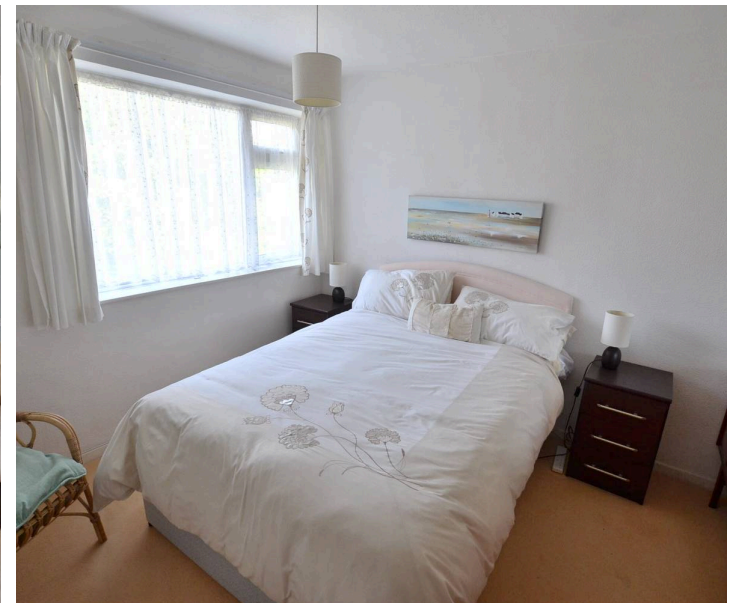
(Measurements to front of wardrobes) UPVC double glazed window, fitted wardrobe/cupboards and radiator

Shower Room

The shower room is fitted with white three-piece suite comprising walk-in shower cubicle with thermostatic shower, low flush WC and wash hand basin with cupboards under. There is a UPVC double glazed window and tiled walls.

Note To Purchaser

We are advised that the property underwent a series of works (completed 1991) relating to underpinning of the property. Paperwork in relation to completed works is available .











FRONT GARDEN

The property is set back from the road opposite the open green with a gravel driveway providing ample off-road parking, which in turn leads to the garage. There is a mature tree to the front (with TPO-Tree Preservation Order)

REAR GARDEN

The rear garden has mature plants and shrubs, slabbed patio seating areas, a feature pond and a greenhouse tucked away to the corner of the plot. The garden offers privacy with mature plantings to the boundaries.

GARAGE

Single Garage

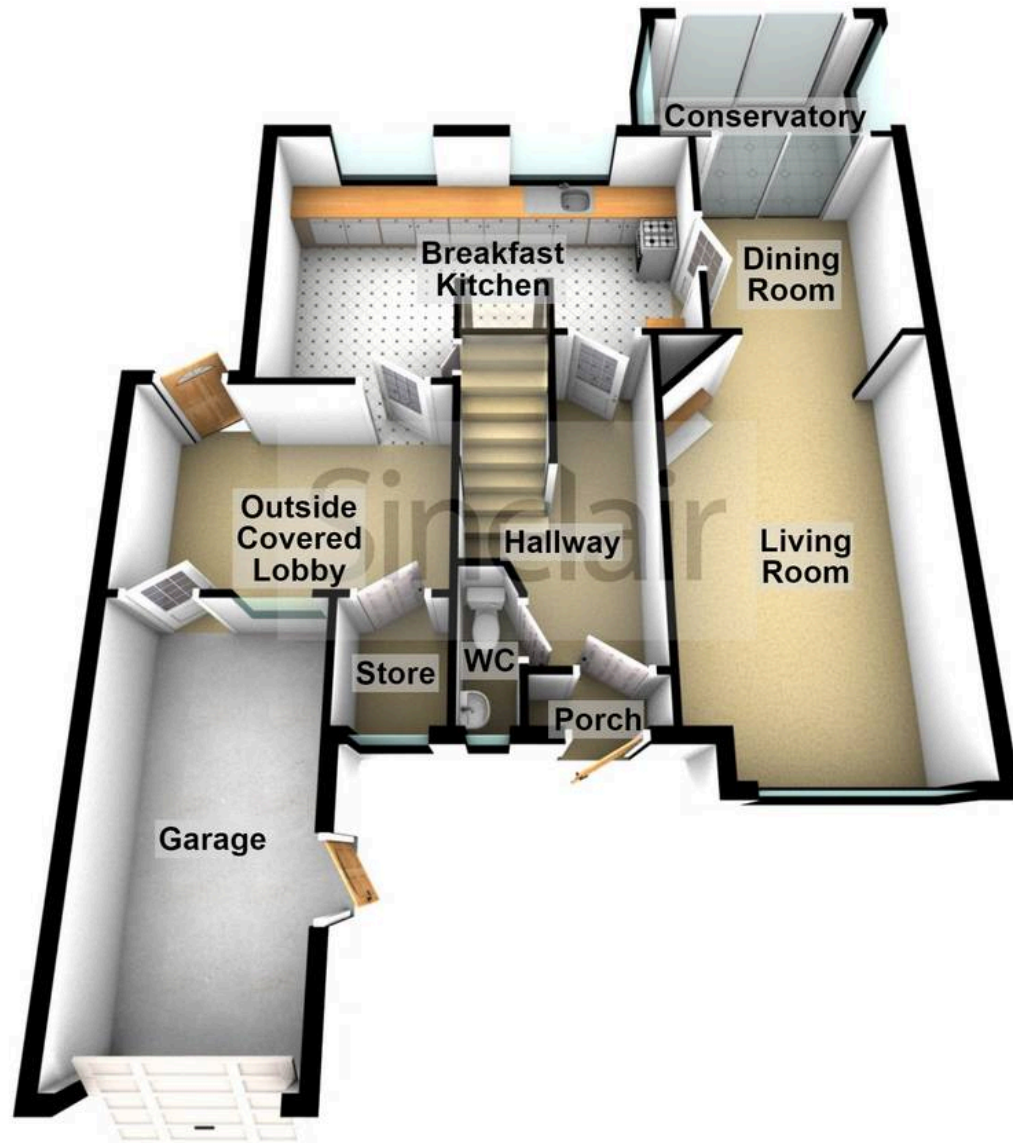
The garage has an up and over door, electric light power and personal access door to the driveway and covered courtyard area

DRIVEWAY

4 Parking Spaces



Ground Floor



First Floor





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