

FREEHOLD



House - Terraced

BARROW ROAD, SILEBY, LOUGHBOROUGH, LE12 7LP

Offers Over :

£290,000

FEATURES

- Two Self Contained Flats
- Investment Opportunity - Rental Income £1700.00 PCM
- Kitchen/Diner
- Double Glazed
- Lounge
- Two Bedrooms Flats
- Modernised Throughout
- Shower Room
- Garden
- W/C



 **SETHS**

4 Bedroom House - Terraced located in Loughborough

GROUND FLOOR FLAT

LOUNGE

14'1" x 12'3"

Wooden effect style flooring, electric radiator, double glazed window facing the front aspect, spotlighting, providing access to providing access to kitchen/diner and bedroom one.

BEDROOM 1

12'11" x 10'7"

Carpeted flooring, double glazed window facing the front aspect, electric radiator, spotlighting.

KITCHEN/DINER

10'11" x 10'4"

Wooden effect style flooring, base level and eye level unit, integrated four ring stove top, integrated oven, extractor over, stainless steel sink, double glazed window facing the rear aspect. plumbing for a washing machine, partially tiled walls, space for a fridge, dining area, electric radiator.

BEDROOM 2

10'0" x 8'9"

Carpeted flooring. double glazed window facing the rear aspect, electric radiator, spotlighting.

LOBBY

Wooden effect stile flooring, providing access to the W/C, shower room and kitchen/diner, door leading to the garden

W/C

Tiled flooring, partially tiled walls, toilet, wash hand basin, double glazed window facing the rear aspect, electric radiator.

SHOWER ROOM

Tiled flooring, partially tiled flooring, double glazed window facing the rear aspect, wash hand basing, standing shower with electric function, spotlighting

FIRST FLOOR FLAT

LOBBY

Wooden effect stile flooring, providing access to the W/C, shower room and kitchen/diner, door leading to the outside

W/C

Tiled flooring, partially tiled walls, toilet, wash hand basin, double glazed window facing the rear aspect, electric radiator.

SHOWER ROOM

Tiled flooring, partially tiled flooring, double glazed window facing the rear aspect, wash hand basing, standing shower with electric function, spotlighting

KITCHEN/DINER

11'4" x 10'6"

Wooden effect style flooring, base level and eye level unit, integrated four ring stove top, integrated oven, extractor over, stainless steel sink, double glazed window facing the rear aspect. plumbing for a washing machine, partially tiled walls, space for a fridge, dining area, electric radiator.

LOUNGE

13'2" x 12'10"

Wooden effect style flooring, electric radiator, double glazed window facing the front aspect, spotlighting.

BEDROOM 1

12'11" x 9'9"

Carpeted flooring, double glazed window facing the front aspect, electric radiator, spotlighting.

BEDROOM 2

10'6" x 8'8"

Carpeted flooring. double glazed window facing the rear aspect, electric radiator, spotlighting.

OUTSIDE

To the front of the property a paved front garden secluded by a brick built perimeter, access to the first floor flat is through shared access to the side of the property, leading to a rear garden with a lawn and block paving, stairs providing access to first floor flat.

FREEHOLD

COUNCIL TAX BAND - A

- for both flats





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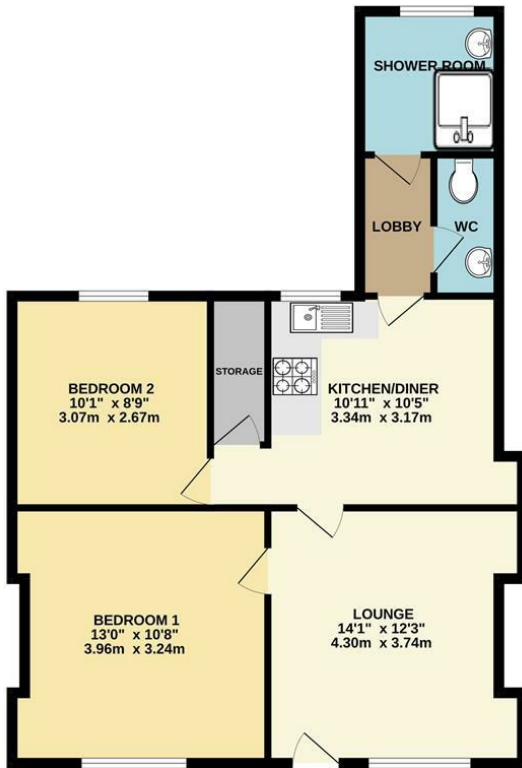
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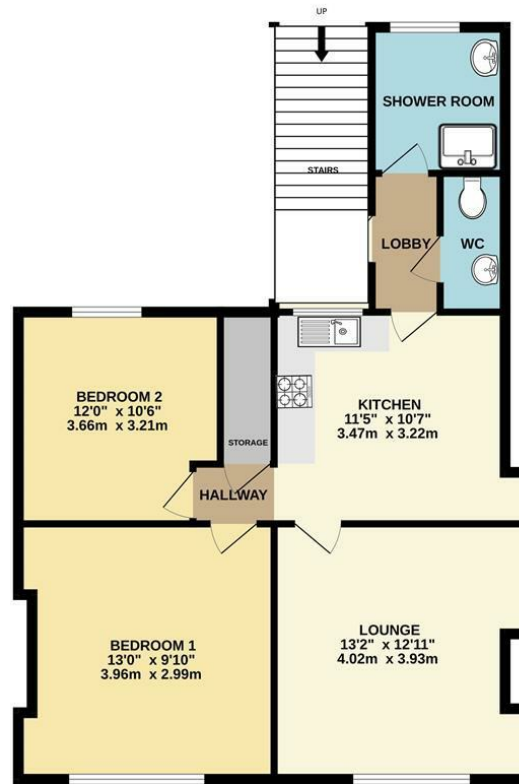
Council Tax Band

A

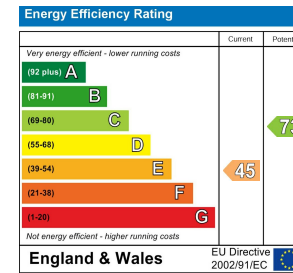
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

