



Smiths
your property experts

Babington Road

Barrow upon Soar

- No upward chain
- Superb semi-detached family home
- Set in the favoured village of Barrow upon Soar
- Rare opportunity to improve and extend (STP)
- Spacious sitting room with a gas coal-effect fire
- Three good-sized bedrooms and a shower room
- Private gated driveway and a detached garage
- Generous rear gardens and a useful timber shed

General Description

Smiths Property Experts welcome to the market, with no upward chain, this superb three-bedroom semi-detached home. Occupying a sizeable corner plot and providing an opportunity to improve and extend (subject to planning).

Having been lived in by the same family for over 60 years, this is a rare opportunity to buy a home that a new owner can put their own stamp on. The property benefits from ample parking and a detached garage.





The Property

The property benefits from gas central heating with a recently replaced combination boiler and double glazing. A front porch opens through to a welcoming hallway, with stairs off to the first floor. The sitting room provides a comfortable living space with a window to the front and a gas coal-effect fire with mantle and surround. The kitchen has fitted base and wall units, space and plumbing for a washing machine, a gas hob with an electric oven, an extractor hood over and a wall-mounted gas fire. There is a rear lobby, with a useful store and a WC.

The first floor landing gives way to three good-sized bedrooms, each with built-in storage, and there is a shower room and separate WC.

The Outside

Outside, the property occupies a sizeable corner plot, with a front garden and a pathway leading to the front door. There is side-gated access to the rear with ample space to the side, offering space for extension should the eventual purchaser wish.

The rear garden has a block-paved patio terrace, with an inset lawn, flower borders, a greenhouse and a useful timber garden shed. There is a gated driveway providing access to a detached concrete garage, and there is fencing around the boundaries.





The Location

Barrow upon Soar is a favoured village in the borough of Charnwood in Leicestershire. The village is pretty, with a bustling high street and a useful train station giving commuter access to Leicester, Loughborough, Nottingham, and beyond. There is an excellent choice of local schools, a doctor's surgery, a co-op, and a range of small independent shops, public houses, and eateries. The village is situated on the edge of the Charnwood Forest and Bradgate Park.

Property Information

EPC Rating: D.

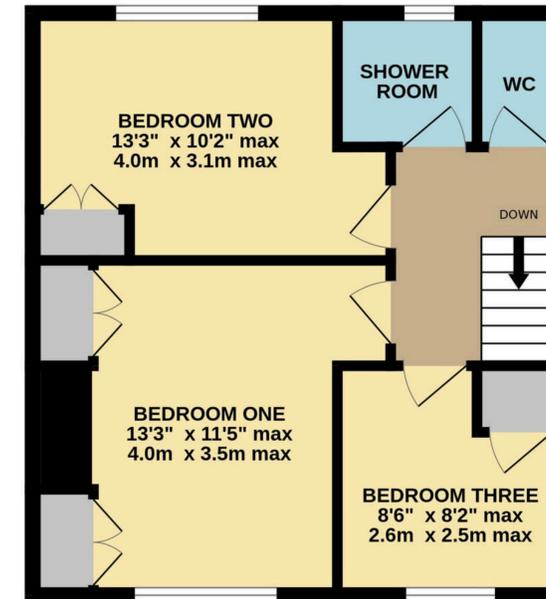
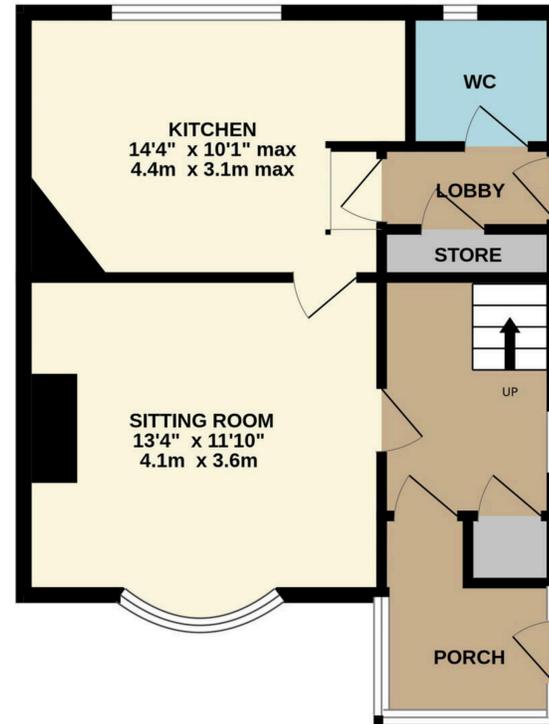
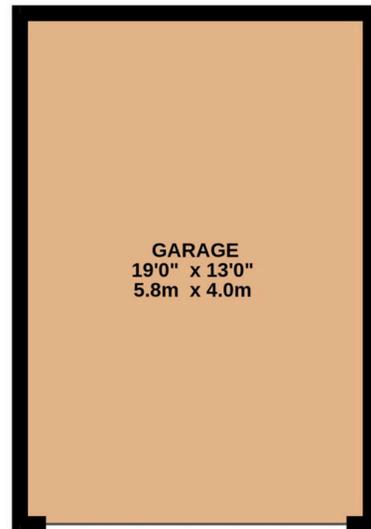
Council Tax Band: B.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

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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