



Breadcroft Lane,
Barrow upon Soar



Offers over £110,000

- GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- HIGHLY CONVENIENT LOCATION
- CLOSE TO VILLAGE CENTRE SHOPS
- REAR GARDEN
- OFF ROAD PARKING
- LEASEHOLD
- EPC rating D



It's fairly obvious that this ground floor maisonette needs updating, but see past the required redecoration and floor coverings and you could end up with what feels like 'bungalow type' living situated just off the village centre.

So if you're looking to downsize in Barrow upon Soar or relocate to be nearer to family, then with a little imagination this property could be the one for you! The accommodation offers generous size rooms complete with UPVC double glazing and gas central heating (combi boiler) and even has its own rear garden and front driveway which is rare for a property of this nature.

You enter through a central hallway, with useful airing cupboard and additional store cupboard, and into a front facing generous lounge which has a large bay window flooding the room with light and gas fireplace.

The kitchen is to the rear and has plumbing for washing machine, gas and electric cooker points, space for a small breakfast table/bar and rear entrance door leading out onto a shared paved patio with the maisonette at first floor, and beyond here a dedicated grass garden area owned solely by No.8.



There are two double bedrooms making this a great option for visiting grandchildren or guests, and completing the living space is a white showroom with Myra mixer shower and mobility style shower seat.

The location is great, situated just around the corner from a range of High Street shops, Doctors surgery and Midland mainline railway as well as countryside walks nearby.

The property is leasehold with a lease length of 125 years with approx 91 years left unexpired. Ground Rent is £10 per annum, April to April.

To find the property; Sat nav postcode: LE12 8HW - What3Words: [///noting.snail.amplifier](https://what3words.com///noting.snail.amplifier)

LOUNGE 4.28m x 3.63m (14'0" x 11'11")

KITCHEN 3.05m x 2.49m (10'0" x 8'2")

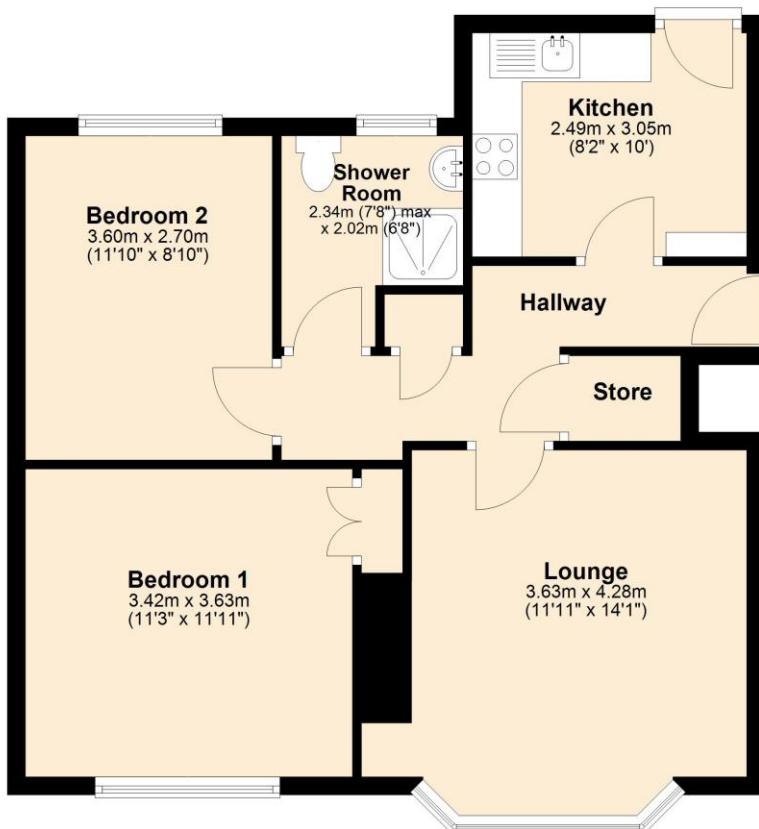
BEDROOM ONE 3.63m x 3.42m (11'11" x 11'2")

BEDROOM TWO 3.6m x 2.7m (11'10" x 8'11")

SHOWER ROOM 2.34m x 2.02m (7'8" x 6'7")

Ground Floor

Approx. 59.7 sq. metres (642.1 sq. feet)



Total area: approx. 59.7 sq. metres (642.1 sq. feet)

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated.

The property is leasehold with a lease length of 125 years with approx 91 years left unexpired. Ground Rent is £10 per annum, April to April.

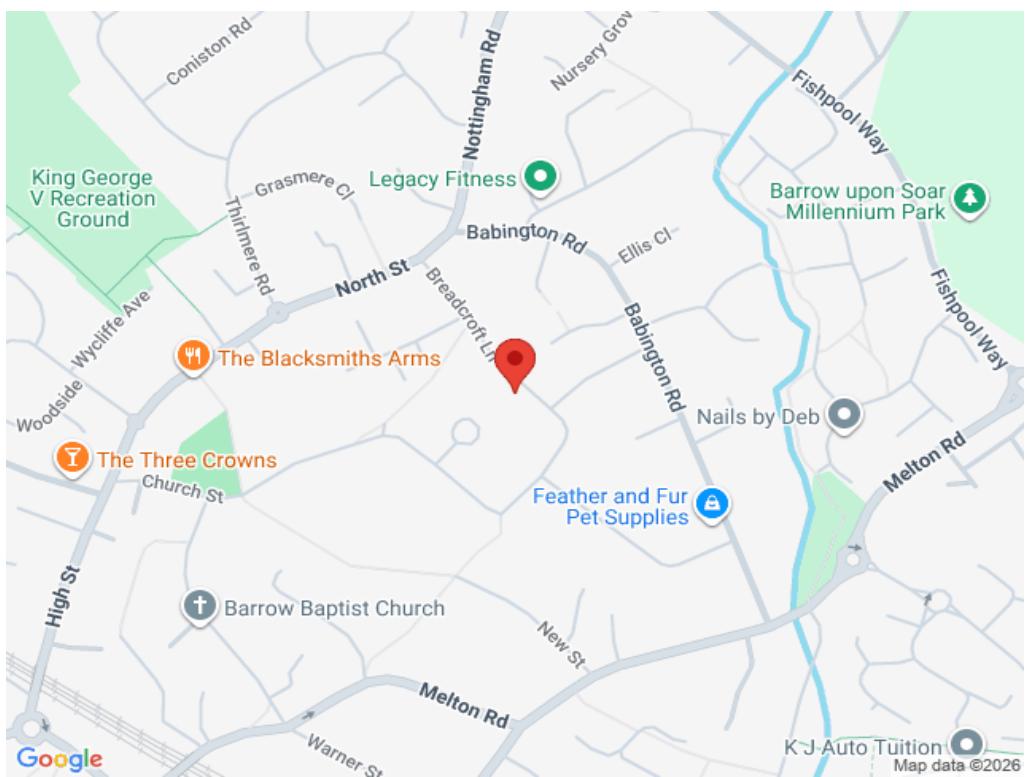
Vacant possession upon completion. Charnwood Borough Council - Tax Band A

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



Newton Fallowell Loughborough

01509 611119
loughborough@newtonfallowell.co.uk