

28 Ribble Drive

Barrow Upon Soar, Loughborough

This extended family home offers a fantastic open plan living space, perfect for modern lifestyles and entertaining with bi-fold doors opening to the garden & see note to purchaser. The ground floor has convenient downstairs WC and a living room that allows for flexible living. Located in a favoured village setting, the home benefits from ease of access to the train station, making commuting straightforward. With no upward chain, this is an excellent opportunity for buyers seeking a speedier purchase. The property is also ideally situated close to scenic river walks, and plenty of opportunities for outdoor recreation.

Outside, a driveway provides off street parking and to the rear there is a generously proportioned garden designed with low maintenance.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Open Plan Living Space * See Note To Purchaser
- Downstairs WC
- Generously Proportioned Garden
- Close To River Walks
- Favoured Village Location
- Ease Or Access To Train Station
- No Upward Chain



Note to Purchaser

It should be noted by prospective purchasers that the extension to the property has not had building approval/ completion certification sign off. Any purchaser would need to be willing to proceed on the basis of a suitable indemnity policy, subject to their solicitor and lender accepting that approach.

Reception Hall

UPVC double glazed entrance door through to the reception hall. The reception hall has stairs accessing the first floor and oak doors accessing the downstairs WC and the living room. Radiator and built-in meter cupboard.

Downstairs WC

The downstairs WC is fitted with a low flush WC and wash hand basin

Living Room

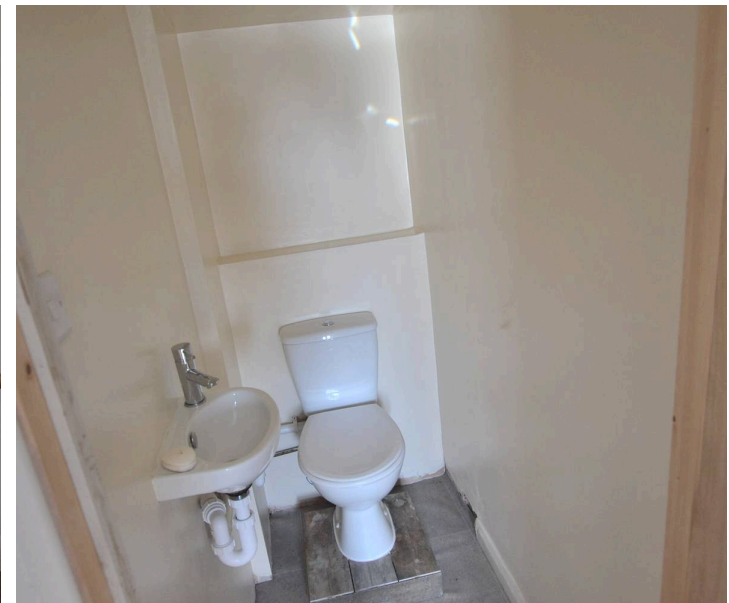
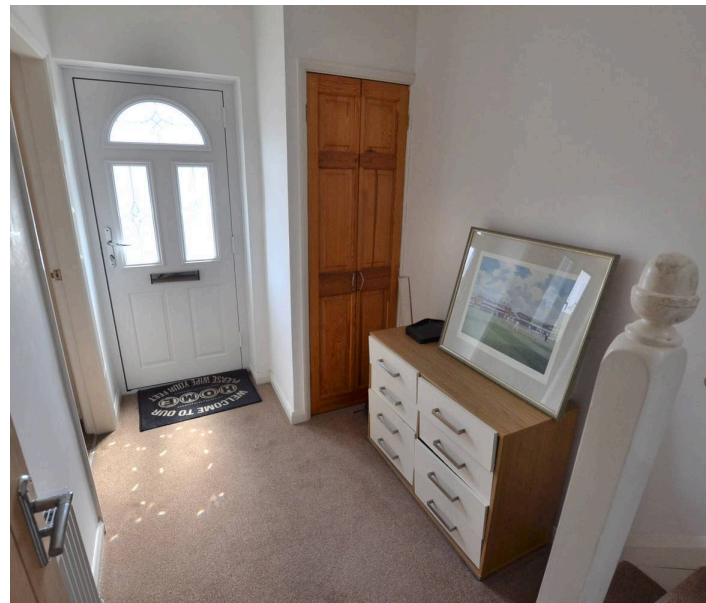
16' 3" x 10' 11" (4.95m x 3.34m)

(measurements including bay window) A series of UPVC double glazed windows with fitted inset blinds, radiator and open access to the open plan family living dining kitchen.

Open Plan Family Dining Kitchen

18' 11" x 17' 3" (5.76m x 5.25m)

(Minimum measurement 4.94 m). This open plan space includes an extension and spaces for dining and sitting areas, in addition to the kitchen. The kitchen area is fitted with a single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, roll edge work surface. There is a gas hob with oven under an extractor fan over, a pantry store and wall mounted gas fed boiler. UPVC double glazed window, skylight lantern window offering plenty of natural light to the space and double glazed bifold doors accessing the rear garden. * It should be noted by prospective purchasers that the extension to the property has not had building approval/ completion certification sign off. Any purchaser would need to be willing to proceed on the basis of a suitable indemnity policy, subject to their solicitor and lender accepting that approach.



Landing

The landing has oak doors accessing three bedrooms and family bathroom. UPVC double glazed window and loft access hatch.

Bedroom One

13' 7" x 9' 10" (4.13m x 3.00m)

A series of UPVC double glazed windows with inset fitted blinds, radiator

Bedroom Two

10' 2" x 11' 0" (3.09m x 3.36m)

UPVC double glazed windows with inset fitted blinds overlooking the garden, built-in cupboard and radiator

Bedroom Three

7' 10" x 7' 1" (2.40m x 2.17m)

UPVC double glazed windows with inset fitted blinds and radiator

Family Bathroom

The bathroom is fitted with a modern white three-piece suite comprising panel bath with shower over and shower screening, a low flush WC and vanity unit surmounted by a wash hand basin and cupboard under. UPVC double glazed window and heated chrome towel rail.





FRONT GARDEN

A concrete print design driveway providing parking and gated access to the side and rear.

REAR GARDEN

A well proportioned garden, low maintenance with patio and artificial grassed areas. Timber screen fencing to the boundaries

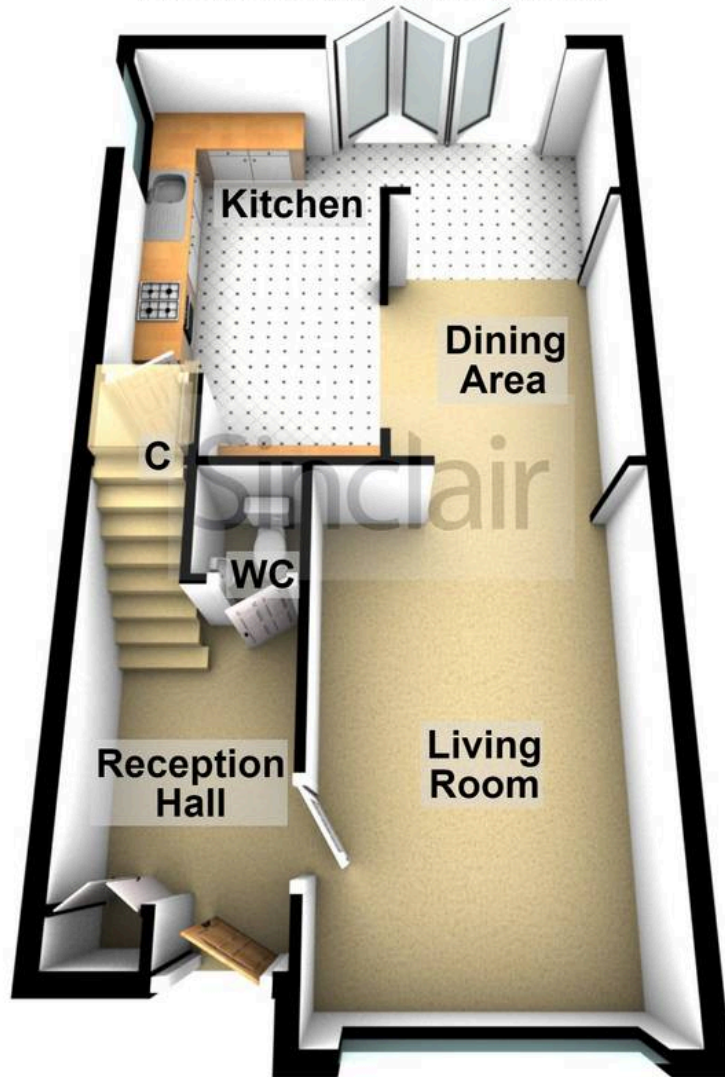
DRIVEWAY

2 Parking Spaces



Ground Floor

Approx. 50.9 sq. metres (548.1 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.7 sq. feet)





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