

Sinclair



91 Barrow Road, Sileby

Loughborough

£220,000

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A FANTASTIC LOCATION WITH OPEN FIELDS AND SUPER VIEWS ACROSS TO MOUNTSORREL AND THE BEACON TO THE HORIZON. The three bedroom family home offers wel...

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Favoured Village Location
- Three Bedrooms
- Great Location With Views
- Ideal First Time Buy
- Parking To Front
- Generous Garden



HALL

The hall has stairs accessing the first floor, radiator and cloaks hanging space. Door accessing the living room.

LIVING ROOM

Dimensions: 4.42m x 3.91m (14'6" x 12'10"). (Not including under stair recess storage area) uPVC double glazed window to the front elevation, radiator, feature fireplace with raised hearth, matching back, wooden sides and over mantel and an inset contemporary electric fire. Recess area under the stairs with storage cupboard and shelving. Door through to the dining kitchen.

DINING KITCHEN

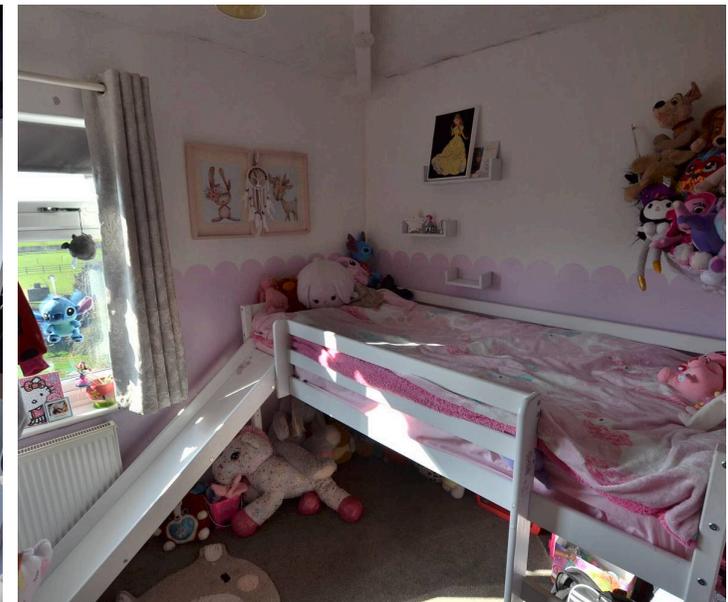
Dimensions: 5.41m x 2.26m (17'9" x 7'5"). The kitchen area has a single drainer stainless steel sink unit with mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface and tiled surround. Stainless steel gas hob with oven under and extractor fan over, wall mounted and concealed combination gas fed boiler, plumbing for washing machine, space for a tall standing fridge freezer, uPVC double glazed window to the rear elevation with super view over the garden and fields beyond continuing to the neighbouring village. Radiator to the dining area and an additional uPVC double glazed window. Door accessing the rear garden.

ON THE FIRST FLOOR

On the first floor the landing gives way to three bedrooms and a refitted shower room. uPVC double glazed opaque glass window. Radiator to the stairwell.

BEDROOM ONE

Dimensions: 3.02m max x 2.72m min x 2.95m (9'11" max x 8'11" m. uPVC double glazed window to the front elevation. Radiator.



BEDROOM TWO

Dimensions: 3.33m x 2.64m (10'11" x 8'8"). uPVC double glazed window to the rear elevation overlooking the garden, fields beyond and across to the Beacon.

BEDROOM THREE

Dimensions: 2.62m x 2.31m (8'7" x 7'7"). uPVC double glazed window to the rear elevation overlooking the garden, fields beyond and across to the neighbouring village of Mountsorrel and Beacon. Radiator.

SHOWER ROOM

The shower room is fitted with a white three piece suite comprising: corner shower cubicle with door screening, thermostatic shower, low flush WC with push button flush, pedestal wash hand basin, uPVC double glazed opaque glass window to the front elevation, heated towel rail and tiled splash backs.





GARDEN

The property is set back from Barrow Road with a driveway providing off road car standing and a gravelled low maintenance garden. Gated side access leading to the rear. The rear garden has a decking area, slabbed and concrete seating area, timber built shed (this area has an easement for neighbouring access). From the patio area there are steps leading down to the main garden which is laid mainly to lawn. The main feature of sale is open views of fields to the rear which look across to the village of Mountsorrel and the Beacon to the horizon with a decking area and covered gazebo ideal for entertaining and/or hot tub area.

DRIVEWAY

3 Parking Spaces



Ground Floor



First Floor





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