



52 Sileby Road, Barrow Upon Soar LE128LR

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Property at a glance:

- Detached home
- Three bedrooms (one ground floor)
- Kitchen
- Lounge and dining room
- Pantry and WC
- Bathroom to first floor
- Utility area to first floor
- Requiring modernisation
- Scope for extension subject to consents
- Generous plot
- Single garage
- Situated close to amenities

£349,950 Freehold



A rare opportunity to purchase a detached home requiring modernisation in a highly favoured non estate location with excellent plot which offers scope for extension subject to consent. The property is located within reach of the village centre amenities and offers plenty of parking with a garage and generous front garden. The rear garden is equally generous and enjoys a sunny aspect. Internally the property offers a kitchen, lounge and dining room, inner hall with WC off and access to ground floor bedroom three with the first floor having two further double rooms, a bathroom and utility space with excellent storage and huge potential! Offered with no upward chain.

GENERAL INFORMATION

Barrow upon Soar is an area renowned for its fossil findings and today Barrow is an attractive thriving village with its situation between Leicester & Loughborough & easy access to the M1 & M69 motorways & excellent public transport links for travel to the universities of Loughborough, Leicester & Nottingham. The village's amenities include schools, shops, churches, public houses, a library & a health centre. Plus the railway station offers rail commuters access to cities to the north & south.

EPC RATING

An EPC assessment has been carried out at this property with the resulting rating E. A copy of the full report is available and can be viewed on www.EPCRegister.com using the postcode of the property to search.

FRONTAGE

The property's deep frontage means the property is well set back from the road with lots of potential for extensions or additions subject to any consents. There is a good driveway providing off road parking for up to four vehicles, a good sized lawn area with lots of plants and mature shrubs providing interest. A paved area to the front of the property has two steps leading up to the UPVC double glazed front door with its matching side screen which then leads internally to the living spaces with access at either side of the property leading to the rear garden.

ENTRANCE HALL

1.14m x 1.11m

With wall light point, exposed brick work and a door off at the side to a walk in store containing the Glow-worm central heating boiler. A door leads internally





to:

KITCHEN

4.53m x 2.19m

With additional recess ideal for fridge/freezer and being fitted in a galley style with base and eye level units providing storage, rolled edge work-surfaces, one and a quarter bowl sink in stainless steel with drainer and mixer, in-built Neff dual oven, five ring hob, extractor and the room itself having a dual aspect with UPVC double glazed windows to both front and side elevations, service hatch through to the adjacent dining space and saloon door through to the same.

DINING ROOM

3.67m x 3.97m

With UPVC double glazed window to a narrow loggia to the side elevation, door to the side, coved ceiling with light point, skirting radiators and central fireplace peninsular with open-way at the side leading rearwards to:

LOUNGE

4.43m x 3.83m

With granite fireplace, tiled hearth and the room having a dual aspect with UPVC double glazed window to the side elevation, wall and ceiling light points and double glazed sliding patio doors opening onto the rear garden.

INNER HALLWAY

3.03m x 1.81m

Accessed via a sliding door from the dining area with stairwell rising from the first floor, wall light points, under-stairs pantry and UPVC double glazed window within the stairwell. Doors at front and rear give access off to the following two rooms:

GROUND FLOOR WC

2.40m x 1.06m

Having a two piece Roca suite with close coupled WC and pedestal wash basin, radiator, tiling to parts, Honeywell central heating and hot water controls, ceiling light point and UPVC double glazed obscure window to the side elevation.

GROUND FLOOR BEDROOM THREE/SITTING ROOM

4.02m x 3.02m

A multi purpose room offering either a generous double bedroom, an additional sitting room, large home office or children's play room having skirting radiators, ceiling light point and coving, UPVC double glazed window overlooking the rear garden.

FIRST FLOOR LANDING

3.75m x 3.66m max 1.43m min

Accessed via a staircase with shallow treads from the hall below with wall and ceiling light points and doors giving access off to both bedrooms and bathroom on the first floor. Mirror finish sliding doors lead to a walk in storage area. Loft access hatch accessed via a loft ladder.

WALK IN STORE

2.96m x 1.53m

With small door leading off to further eaves storage and having restricted head height to the roof pitch.

MASTER BEDROOM

4.22m x 3.60m

Having double radiator and UPVC double glazed window to the rear elevation, fitted bedroom furniture and fitted wardrobes with four mirror finish sliding doors and ceiling light point.

BEDROOM TWO

3.32m x 3.01m

With radiator, UPVC double glazed dormer full length window to the side elevation, double wardrobe recess with hanging rail and shelving.

BATHROOM

3.95m x 2.17m

Having radiator, sloping ceiling pitch to the side, panelled bath, separate shower cubicle, bidet, wash basin and WC, UPVC double glazed obscure window to the front elevation, open recess leads off at the side via the side of the airing cupboard (which contains the hot water cylinder and with additional radiator) to:

UTILITY SPACE

2.21m x 1.32m

With fitted shelving, space for washer and dryer, ceiling light point and sloping ceiling pitch.

REAR GARDEN

The rear garden is also a generous size with paved patio to the immediate rear and access gate which leads to the left hand side to the frontage. A further entryway leads to the right hand side of the plot. The garden itself has a lawned area with stepping stones leading through to a densely planted space beyond which is further lawn with space at the foot of the plot for sheds and greenhouses. It should be noted that the garden is almost directly south facing and enjoys lots of sun.

DETACHED SINGLE GARAGE

With access door to the rear and up and over door to front.

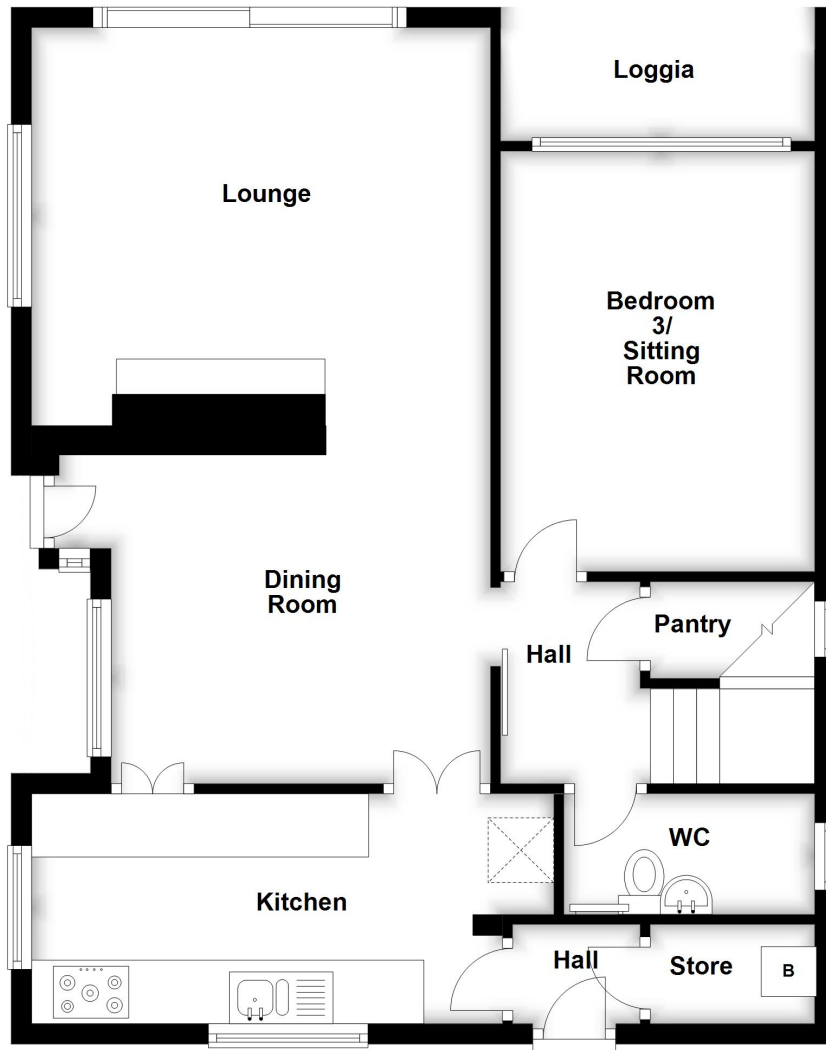
IMPORTANT INFORMATION

The property has been subject to a recent insurance claim for minor subsidence for which insurance approved works are now completed.



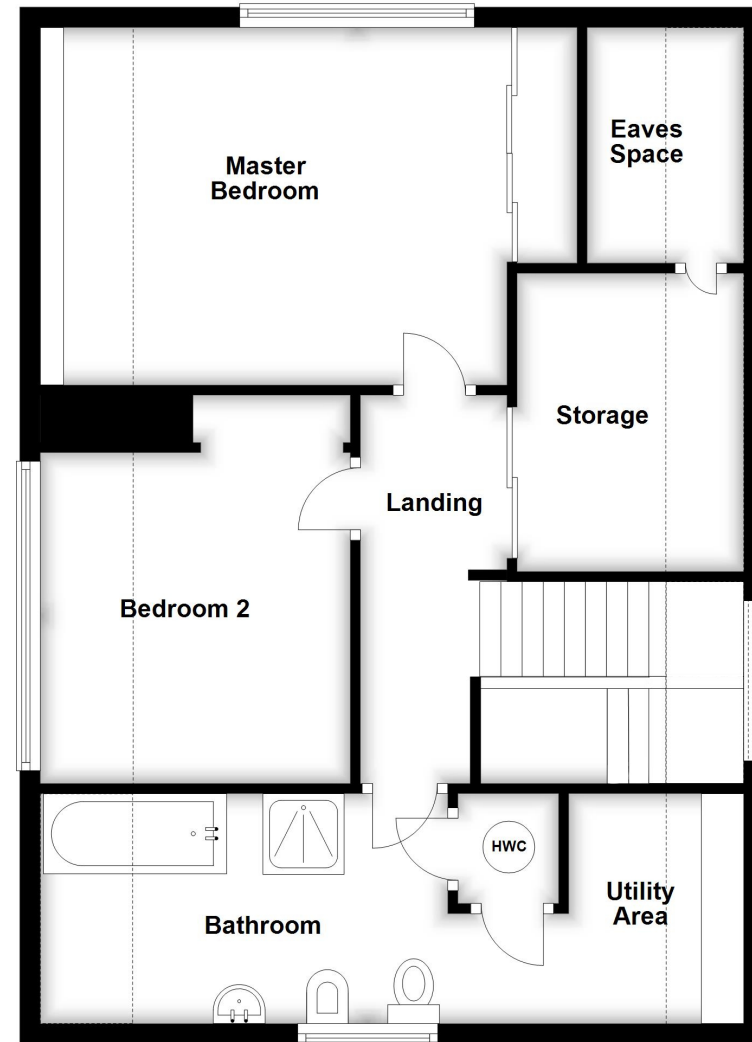
Ground Floor

Approx. 722.4 sq. feet



First Floor

Approx. 703.3 sq. feet



Total area: approx. 1425.7 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



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