



**Breachfield Road, Barrow Upon Soar, LE12 8NN**

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

An extended semi-detached house situated towards the edge of this popular and well served village. The accommodation has gas central heating and UPVC double glazing and includes entrance hall, lounge, dining room, kitchen and utility room. To the first floor are 3 good sized bedrooms, en suite bathroom and separate shower room. Outside offers gardens to front and rear along with off road parking.



## Key Features

- EXTENDED SEMI-DETACHED HOUSE
- EDGE OF POPULAR WELL SERVED VILLAGE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS
- ENTRANCE HALL, LOUNGE, DINING ROOM
- FITTED KITCHEN AND UTILITY ROOM
- 3 GOOD SIZED BEDROOMS
- SHOWER ROOM AND EN SUITE BATHROOM
- FRONT AND REAR GARDENS
- OFF ROAD PARKING



**Guide Price  
£265,000**

## **VIEWINGS & DIRECTIONS**

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- supplier.steadier.flames

## **ACCOMMODATION IN DETAIL**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

With entrance door to side and window to side, door to lounge.

#### **LOUNGE**

With window to front, radiator, fire surround with electric fire, staircase to first floor.

#### **DINING ROOM**

With window and patio doors to rear and radiator.

#### **KITCHEN**

With windows to side and rear, range of fitted base and wall units, tiled work surfaces, inset sink top, gas hob, double electric oven, cooker hood, breakfast bar, tiled splashbacks.

#### **UTILITY ROOM**

With window and door to rear, fitted units.

#### **FIRST FLOOR LANDING**

With airing cupboard and loft access.

#### **BEDROOM 1**

With window to front, radiator and built in wardrobe.

#### **EN SUITE BATHROOM**

With window to rear, white suite comprising w.c., wash basin and bath, tiled splashbacks and radiator.

#### **BEDROOM 2**

With window to front, radiator and laminate flooring.

#### **BEDROOM 3**

With window to front and radiator.

#### **SHOWER ROOM**

With window to rear, w.c., wash basin and corner shower cubicle, tiled splashbacks and towel rail.





## OUTSIDE

Lawned front garden with gravel off road parking. Good size rear garden with patio area, lawn and flower beds, timber garden shed, rear driveway and garage space.

## Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

## Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

## Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

## Conveyancing

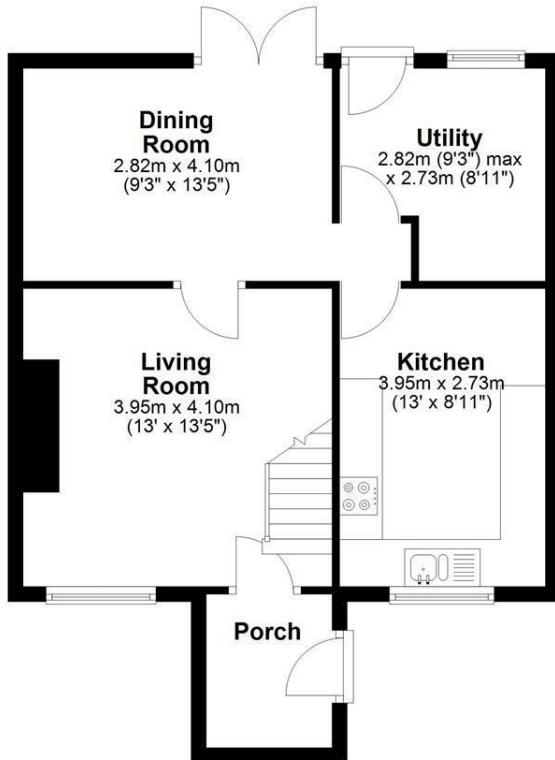
We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



# Floorplan

## Ground Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



## First Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 98.9 sq. metres (1064.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

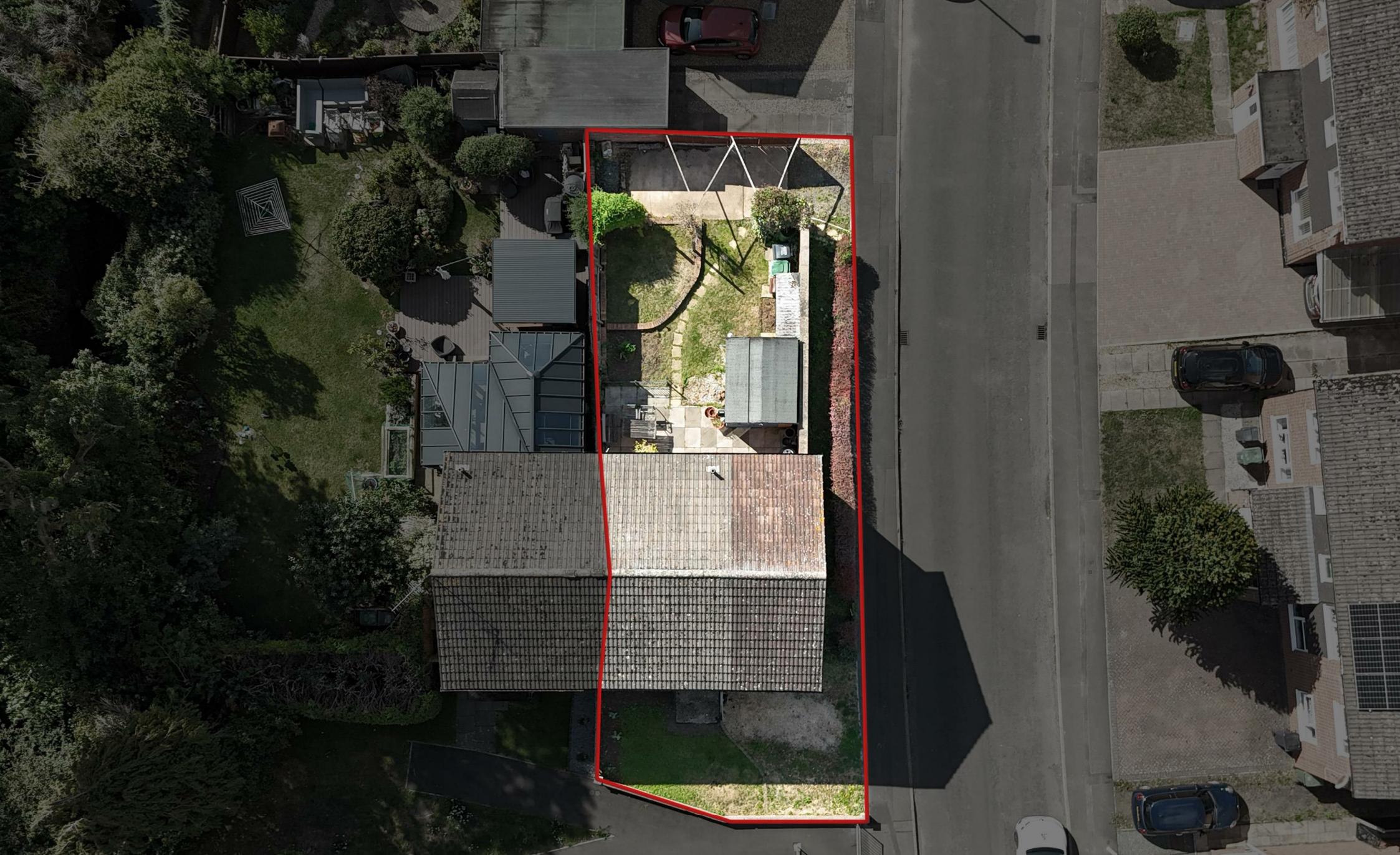


EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority  
Charnwood Borough Council



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534