



25 Breachfield Road, Barrow upon Soar, Loughborough LE128NN

MOORE
& YORK



Property at a glance:

- Semi-detached home
- Sought after location
- Desirable village location
- Larger than average plot
- Genuinely spacious accommodation
- Parking and garage
- Full depth lounge/diner
- Well presented
- Amenities and shopping in village.
- NO UPWARD CHAIN!

£300,000 Freehold



A rare opportunity in this highly regarded location to purchase, without chain, a larger than average three bedroom semi-detached home which is double glazed, centrally heated and well presented throughout. The property enjoys a generous plot with ample potential to extend (subject to consent) and parking leading to the attached garage. The internal spaces include a large hallway, full depth lounge/diner, modern kitchen and rear lobby leading to a WC and the garage. The first floor offers a landing to three bedrooms and the shower room. A simply must see in this sought after Soar Valley village - viewing strictly via ourselves.

BARROW UPON SOAR

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

EPC INFORMATION

The property has an EPC rating of 'TBC' - for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate>

FRONTAGE AND SIDE GARDENS

Sitting upon a corner plot the front and side gardens are spacious and well presented with shrubs, bedding plants and seasonals plus lawned frontage and low level fencing to the boundaries. the property is approached from the side via





Condon Road with wrought-iron gates to the driveway which leads in turn to the attached single garage.

PORCH & HALLWAY

4.24m x 1.94m (13' 11" x 6' 4") The property's porch (1.94 x 0.78m) has a double glazed door and window to the side elevation and internal

door and side screen leading through to the hallway which is a good size for greeting visitors and gives access off to the lounge/diner and the kitchen. There is understairs storage, ceiling light point, radiator and stairs to the first floor.

THROUGH LOUNGE & DINING ROOM

7.38m x 3.68m (24' 3" x 12' 1") max. An

impressive room with more than ample space for seating focussed around the fireplace and a good sized dining area with door giving direct access off to the adjacent kitchen. There are Upvc double glazed windows to both front and side elevations, two central heating radiators and a separate wall mounted air conditioning unit.

KITCHEN

3.04m x 2.71m (10' 0" x 8' 11") With attractive base and eye level storage finished in light oak, contrasting work-surfaces and inset sink with mixer, Upvc window to the side elevation, extractor fan, space for washing machine and built in oven & hob. Double radiator to recess and built in cupboard providing space for a fridge/freezer.

REAR LOBBY

1.17m x 1.10m (3' 10" x 3' 7") With Upvc external access door, door to the garage and door at the side to:

GROUND FLOOR WC

1.61m x 0.98m (5' 3" x 3' 3") With Obscure double glazed window to the side elevation, radiator, ceiling light point and close coupled Wc unit.

FIRST FLOOR LANDING

2.71m x 1.94m (8' 11" x 6' 4") With Upvc window to the side elevation, ceiling light point and built in storage cupboard adjacent to the bathroom door. Doors off to all three bedrooms and the









shower room.

MASTER BEDROOM

3.96m x 3.24m (13' 0" x 10' 8") min. With Upvc window to the front elevation and built in storage cupboard to the corner of the room, ceiling light point and central heating radiator.

BEDROOM TWO

3.32m x 3.35m (10' 11" x 11' 0") min. With built in wardrobe, four drawer chest and Upvc window to the side elevation, central heating radiator and a light and airy feel thanks to the large window.

BEDROOM THREE

2.33m x 2.27m (7' 8" x 7' 5") With Upvc window, ceiling light point, central heating radiator and floor to ceiling shelving unit.



SHOWER ROOM

2.15m x 1.77m (7' 1" x 5' 10") With white close coupled WC and pedestal wash basin, mobility access shower area, obscure Upvc window, ceiling light point, built-in 'Airing Cupboard' which contains the modern central heating boiler, central heating radiator.

GARAGE

A good sized single garage with Up/over door for car access and internal door to the rear lobby plus window to the side elevation and lighting/power.

REAR GARDEN

The rear garden is a really generous size and mainly laid to lawn with planting, paving sites for a greenhouse and summer house (potentially negotiable) and a mixture of hedging and fencing to the boundaries.

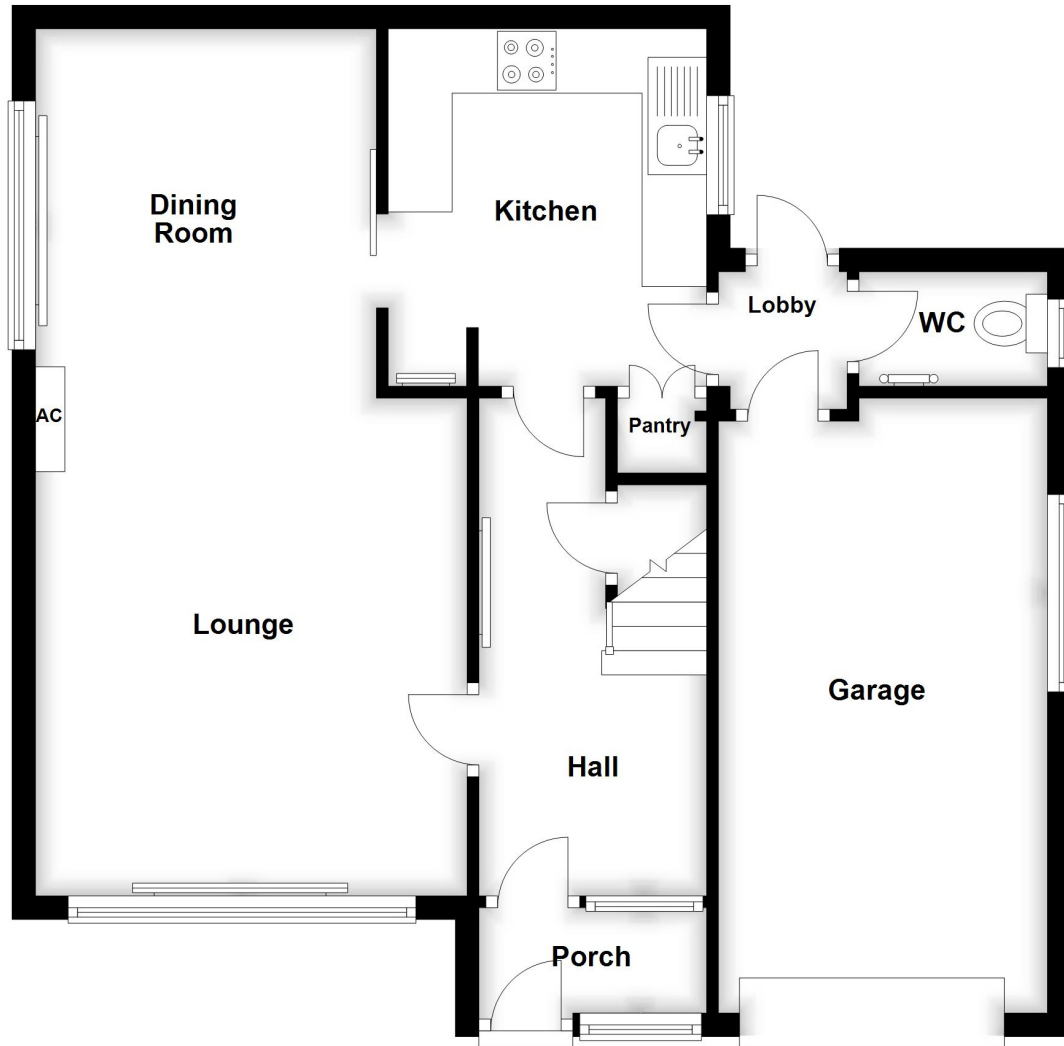


UPLIFT CLAUSE

The vendors intend to add an 'uplift clause' to the plot meaning that if any of the plot is sold for residential development purposes, a share of the proceeds of that sale will be due to the vendors. If the land is simply enjoyed as intended as a garden attached to number 25 Breachfield Road then no uplift will be triggered.

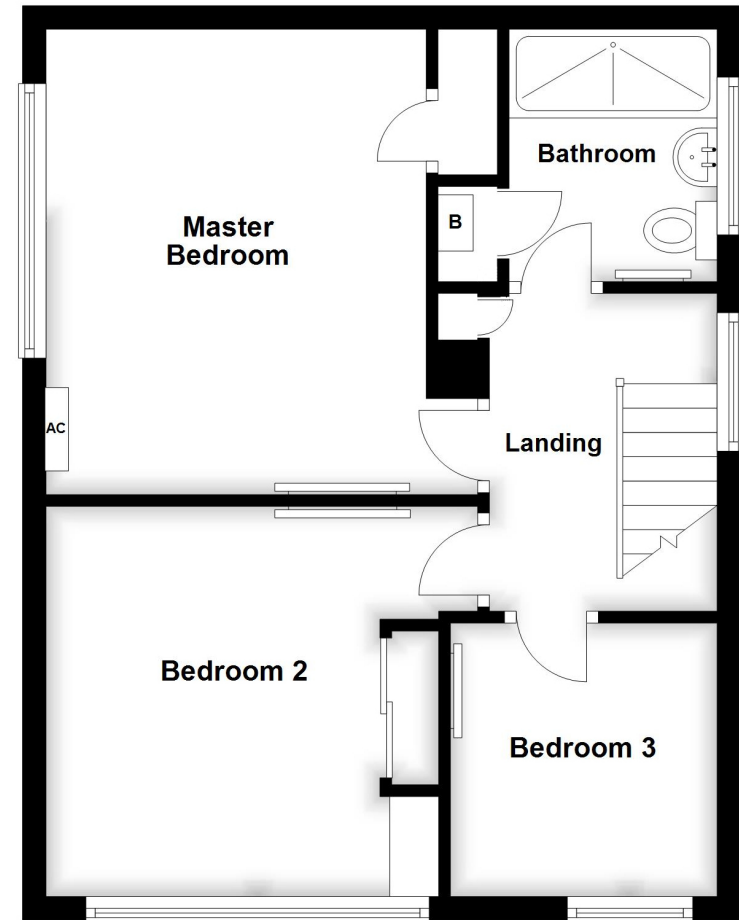
Ground Floor

Approx. 672.6 sq. feet



First Floor

Approx. 451.6 sq. feet



Total area: approx. 1124.2 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



18 Devonshire Square, Loughborough, Leicestershire LE11 3DT

01509 214546 | loughborough@mooreandyork.com | www.mooreandyork.co.uk

MOORE
& YORK