

Roundhouse Way

Barrow-Upon-Soar, Loughborough, LE12 8YU



A deceptively spacious two double bedroom semi-detached house located within the highly sought after Poppyfields Development by Jelson Homes Ltd.

£225,000



John German

Available with no upward chain, this property offers spacious accommodation throughout and is the ideal First Time Buy.

Downstairs, there is a generous living room offering ample space for a dining table and chairs which easily allows for a sit down for a meal or entertaining, together with French doors leading out on to the rear patio.

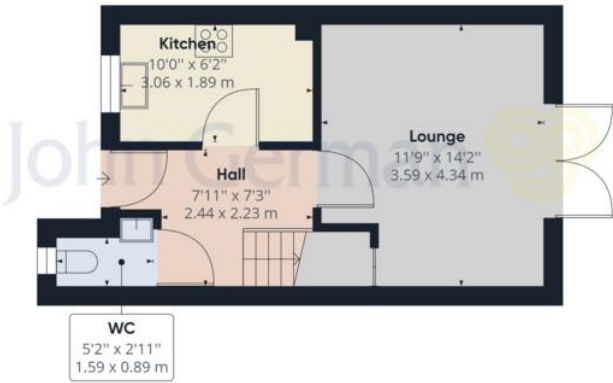
The contemporary fitted kitchen is equipped with everything that a buyer would need, plus the added benefit of a separate downstairs WC.

Upstairs there are two double bedrooms and the bathroom which is fitted with a three-piece suite complete with shower over the bath and complementary tiling.

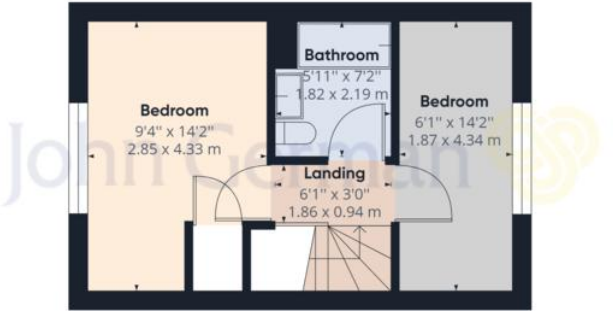
To the rear, is an enclosed garden with patio and lawn areas, plus a side gate to the driveway which offers space for two vehicles.

The village itself offers a thriving community with extensive shopping facilities, various public houses and the superb Blacksmith Arms Restaurant all within easy reach. There are also outstanding walks over the neighbouring countryside. First time homes like these, especially in village locations always attract a great deal of interest and in the current market are selling fast.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.
Useful Websites:
www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/20072022
Local Authority/Tax Band: Charnwood Borough Council / Tax Band B



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾
593.51 ft²
55.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

8 Forest Road, Loughborough, Leicestershire, LE11 3NP

01509 239121

loughborough@johngerman.co.uk

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