

# Sileby Road

Barrow Upon Soar, Loughborough, LE12 8LN

John German









# Sileby Road

Barrow Upon Soar, Loughborough, LE12 8LN

Guide Price

£525,000

**This unique and characterful property enjoys a fantastic garden plot, having been extended and remodelled by the present owner to create a versatile living space. Enjoying a village location, there is also ample off road parking and a converted double garage.**

Situated in the Leicestershire village of Barrow On Soar that is conveniently positioned between Leicester and Loughborough is this characterful and unique property that has been luxuriously enhanced, extended and improved. Enjoying a fantastic garden plot extending to approximately 0.18 acres, the property is set well back from the road with highlights including a converted double garage, three reception rooms and an impressive bathroom.

Gated access opens to the mature garden, laid largely to lawn and with planted borders. A patio leads towards the property, with there being extensive seating areas offering excellent space for outdoor entertaining.

Internally, the downstairs has been extended to provide three distinct reception rooms and a stylish modern kitchen which hosts comprehensive storage units and work surfaces plus integrated appliances including a range style cooker, fridge, freezer, dishwasher and wine fridge. Bi-fold doors open to the garden, perfect for entertaining.

Linking the kitchen to the living spaces is a hallway with useful utility cupboard, breakfast bar and double glazed window looking out.

Offering a cosy reception space, the snug has a feature living flame fireplace and surround, with integrated alcove storage.

The main reception space is the lounge, an impressive size having a double glazed window and multi fuel stove.

This is complemented by the adjacent garden room, currently utilised as a dining space, glazed on three sides with views into the surrounding garden, also having two sets of bi-fold doors which allow the room to flow effortlessly into the garden during the summer months.

Completing the ground floor is a utility room with appliance space and plumbing for a washing machine, as well as a downstairs shower room with WC and sink.

To the first floor, there are three double bedrooms which all incorporate integrated storage as well as double glazed windows.

These are serviced by the stunning bathroom, having tiling to both the floor and walls. The impressive suite comprises a freestanding bath beneath the double glazed window, walk in shower, two stylish sinks, a smart toilet and feature Juliet balcony.

This property must be viewed to fully appreciate the standard of the internal accommodation complemented by the external space that is on offer.

In addition to driveway at the front, the double garage has been converted to create a fantastic living space, with potential for use as an annexe or guest suite. There are double glazed windows and a patio door, a fold out bed, work surface with cupboard space that could be extended into a kitchenette. In addition, there is a tiled wet room, with wall mounted shower, WC and hand wash basin.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:**

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23022024

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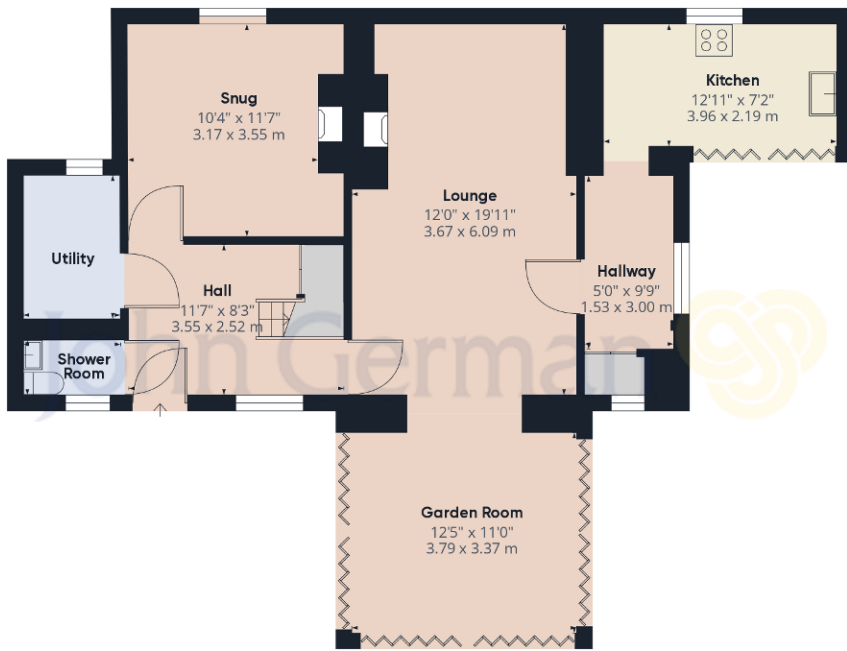
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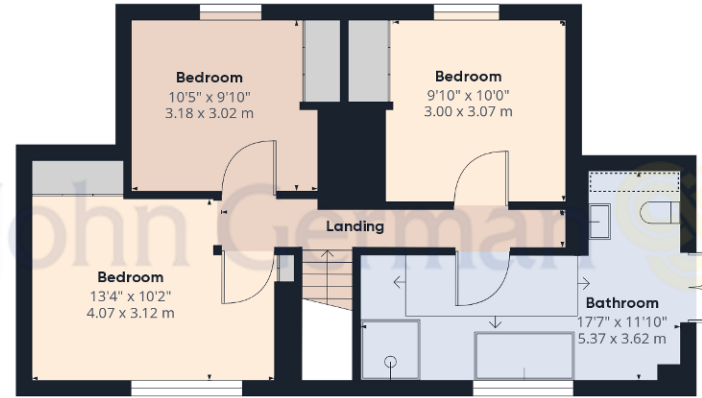








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1757.25 ft<sup>2</sup>


163.25 m<sup>2</sup>

Reduced headroom

5.66 ft<sup>2</sup>

0.53 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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





### Agents' Notes

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### Referral Fees

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**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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