

Barrow Road  
Sileby, Loughborough, LE12 7LR

John  
German





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# Barrow Road

Sileby, Loughborough, LE12 7LR

£450,000

A beautifully presented, significantly extended, delightfully spacious character home with a wealth of original features, good size private rear garden, open field views to the front elevation and ample parking. Situated in a highly sought after residential location, nestled between Barrow & Sileby.

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This property would make an ideal purchase for professional couples or families.

The property is located within one mile of Sileby centre and within two miles of Barrow where, in both conurbations, a range of amenities can be found including (but not limited to); schools, shops, boutiques, pubs and restaurants. There are also plenty of green spaces for walking and cycling.

Public transport is well catered for by regular bus and train service; commuter access to the M1 and A46 is excellent.

Accommodation comprises; four bedrooms, en-suite, family bathroom, ground floor W.C., extended kitchen, open plan lounge/dining room and sitting room.

Externally, the property has a lovely size rear garden, which is not overlooked, offers open views to the front elevation and has plenty of parking available on the block paved driveway.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**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 C

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

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/13012025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



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

1481.32 ft<sup>2</sup>

137.62 m<sup>2</sup>



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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#### Agents' Notes

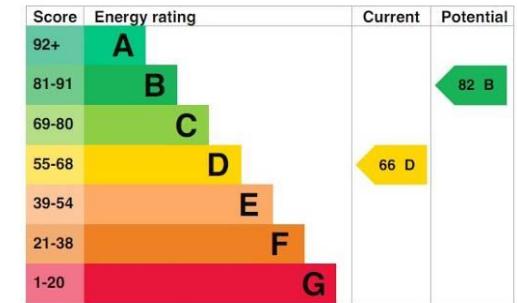
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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