



## Sileby Road

Barrow Upon Soar, LE12 8LW

**£535,000**

- SUBSTANTIAL DETACHED FAMILY HOME
- FLEXIBLE LIVING
- SNOOKER ROOM
- TWO EN SUITES
- MATURE GARDENS
- EXTENDED
- FOUR/FIVE BEDROOMS
- 29FT GARAGE AND ADDITIONAL STORE



This DECEPTIVELY SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED HOME has been EXTENDED TO THE SIDE AND REAR. With THREE SEPARATE RECEPTION ROOMS, a CONSERVATORY and a 29FT GARAGE. The first floor "SNOOKER ROOM" creates flexible living and has a balcony and stairs down to the GARDEN. With stained windows, skirting and door frames, the full layout in brief comprises of porch, hall, LOUNGE, kitchen diner, SITTING ROOM, ground floor study, CONSERVATORY, cloakroom/utility and WC. The first floor has four bedrooms, TWO WITH EN SUITE as well as a BATHROOM and SEPARATE W.C. The 24ft snooker room has its own KITCHENETTE making it the perfect room for entertaining, or could be used as a family annex. The vendors have SECURITY IN MIND with most rooms having lockable doors, as well as having the HOUSE ALARM and additional GARAGE ALARM. If that wasn't enough to make you want to view, this family home also has OFF ROAD PARKING and

beautiful MATURE GARDENS to the front, side and rear and is located within the POPULAR CHARNWOOD VILLAGE of Barrow Upon Soar and a 3 minute drive from Hall Orchard Primary School.

#### **PORCH**

Front door into porch with vaulted stained timber ceiling, double glazed windows to side, front and rear elevation, door to hall and door to outside.

#### **HALL**

Minton floor, radiator, cupboard, phone point, under stairs recess with fitted roll top desk, doors to study, sitting room and kitchen diner and stairs with bespoke hardwood spindles to first floor.

#### **STUDY/BEDROOM FIVE**

12' 0" x 12' 0" (3.66m x 3.66m) Double glazed bay window to front elevation with fitted desk, wardrobe/cupboards, shelving, radiator and window to side elevation.

#### **SITTING ROOM**

13' 0" x 12' 0" (3.96m x 3.66m) Double glazed bay window to front elevation, radiator and fireplace with Westmorland Slate surround.

#### **KITCHEN DINER**

14' 4" x max 12' 3" max (4.37m x 3.73m) 'L' shaped kitchen fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, under counter space for fridge, plumbing for dishwasher, radiator, built in breakfast bar, windows to rear elevation and stained timber glazed doors to lounge, cloakroom and conservatory.

#### **LOUNGE**

24' 0" x 11' 0" (7.32m x 3.35m) Double glazed window to front elevation, free-standing Glow-worm boiler, radiators, telephone point and sliding doors to outside.

### **CLOAKROOM**

Space and power for additional fridge freezer, high level shelving, window to rear elevation and open into the utility room.

### **UTILITY ROOM**

With Porcelanosa tiling, stainless steel sink drainer, under counter space and plumbing for washing machine and door to W.C.

### **DOWNSTAIRS W.C.**

Fully tiled with Porcelanosa tiling fitted with a two piece suite comprising close coupled W.C., and wash hand basin, radiator and double glazed window to side elevation.

### **CONSERVATORY**

16' 6" x 7' 3" (5.03m x 2.21m) Of brick and timber construction with bay window to rear elevation and French doors to outside.

### **LANDING**

Double glazed window to side elevation, doors to all bedrooms, bathroom, W.C., and snooker room, access to loft via loft hatch with ladder. Loft is fully boarded, including walls and ceiling, with power and light.

### **BEDROOM ONE**

15' 6" x 8' 9" (4.72m x 2.67m) Double glazed windows to front elevation, fitted mirror wardrobe, radiator, telephone point, door to walk in wardrobe which has access to loft with power and light and en suite shower room.

### **EN SUITE**

Fitted with a three piece suite comprising close coupled W.C., vanity unit wash hand basin and shower cubicle, shaver point, radiator and double glazed window to front elevation.

### **BEDROOM TWO**

11' 10" x 11' 9" (3.61m x 3.58m) Double glazed bay window to front elevation with fitted study worktop, radiator and fitted furniture including wardrobes, drawers and shelving.

### **BEDROOM THREE**

11' 10" x 10' 9" to wardrobes (3.61m x 3.28m) Double glazed bay window to front elevation, radiator and fitted wardrobes.

### **BEDROOM FOUR**

9' 10" x 8' 10" (3m x 2.69m) Double glazed window to rear elevation, radiator, fitted wardrobes and open to dressing area.

### **DRESSING AREA**

Part tiled walls with fitted furniture including worktop, drawers and shelving and door to en suite bathroom.







### **EN SUITE BATHROOM**

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with electric shower over and windows to side elevation.

### **BATHROOM**

Fitted with a two piece suite comprising vanity unit wash hand basin and bath with shower over, airing cupboard with economy seven timer, radiator and double glazed window to rear elevation.

### **W.C.**

Fitted with a two piece suite comprising close coupled W.C. and wash hand basin, shaver point and double glazed window to rear elevation.

### **SNOOKER ROOM**

24' 0" x 14' 9" (7.32m x 4.5m) Full size snooker table included within sale, double glazed windows to rear and side elevations, radiator, telephone point, wall



mounted gas fire, open to kitchenette and sliding doors leading to balcony with stairs to the garden.

### **KITCHENETTE**

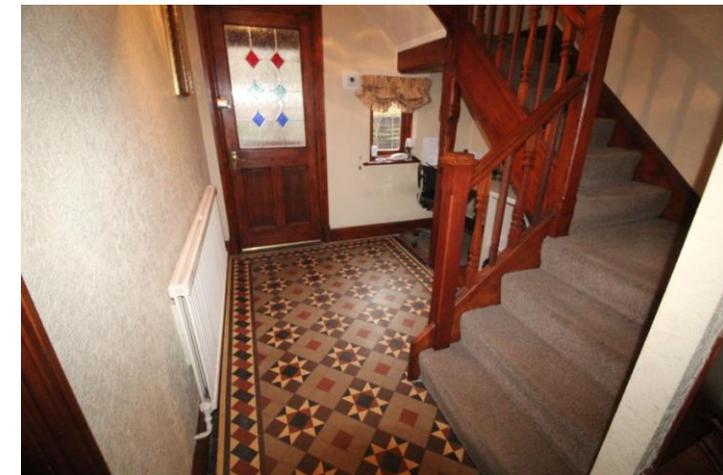
8' 9" x 4' 0" (2.67m x 1.22m) Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, extractor hood and double glazed window to front elevation.

### **GARAGE**

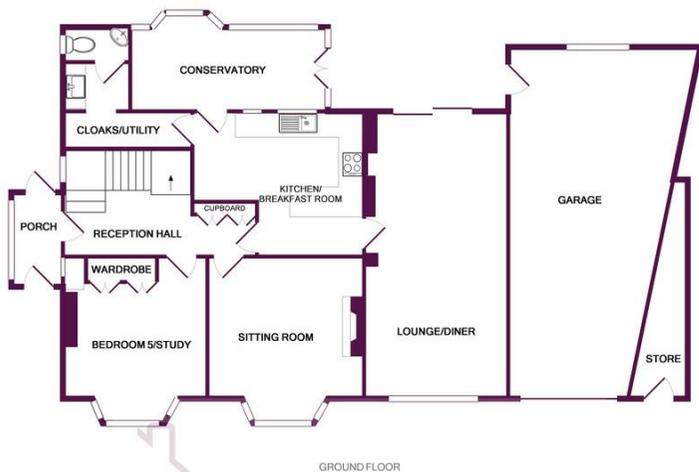
29' 5" x 16' 0" max(8.97m x 4.88m) Integrated garage fitted with an up and over door, separate alarm system and personnel door to garden.

### **OUTSIDE**

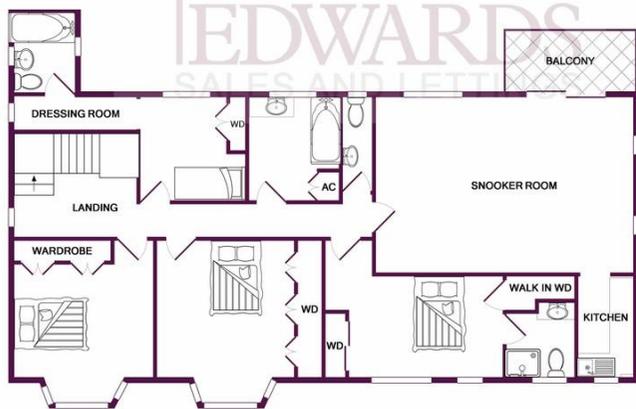
To the front of the property is a driveway providing off road parking for multiple cars, door to store with outside tap and gate giving access to the front lawn garden with established borders and access to the porch. To the rear of the property is a landscaped rear garden with lawn,



established borders and outside tap and access to sheds and workshop.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

### Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

### Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

### Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

### General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

### Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

### COUNCIL TAX BAND

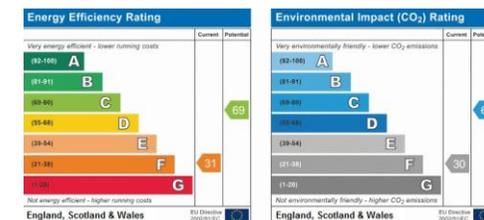
Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Charnwood Borough Council



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

