

Holden's

A Modern Estate Agent



82 Barrow Road, Loughborough, LE12 7LP

£170,000

Occupying a plot within the heart of the popular Charnwood village of Sileby is this stunning character filled one bedroomed cottage which has been renovated throughout. Located within walking distance to shops, pubs and schools the village also benefits from superb transport links with its own train station and major road networks nearby.

Summary

Nestled within the vibrant heart of the highly sought-after Charnwood village of Sileby, this beautifully presented, character-filled one-bedroom cottage offers a perfect blend of charm and modern comfort. Completely renovated throughout, the property has been thoughtfully upgraded to provide a contemporary living space while retaining its traditional appeal. Ideally situated within walking distance to a variety of local shops, pubs, and reputable schools, the cottage provides convenient access to everyday amenities. Additionally, Sileby benefits from excellent transport connections, including its own train station, making commuting straightforward. Major road networks such as the A46 and A6 are easily accessible, further enhancing the connectivity of this charming village.

The interior of the cottage features an inviting open plan living and dining area, designed to create a spacious and welcoming atmosphere. The modern kitchen is fitted with contemporary appliances and stylish cabinetry, making meal preparation a pleasure. The property also boasts a well-appointed bathroom equipped with modern fixtures and fittings. The large bedroom offers a peaceful retreat with ample space, complemented by a generous walk-in wardrobe that provides ample storage and adds to the overall functionality of the home.

Sileby, situated within the Charnwood district of Leicestershire, is a vibrant and friendly village known for its strong community spirit and excellent local amenities. It enjoys superb transport links, including its own train station, which offers direct routes to nearby cities and towns. The village also provides easy access to the A46 and A6, connecting residents to larger regional centers. A range of shops, pubs, and schools cater to everyday needs, while a variety of other amenities such as parks, leisure facilities, and local markets enhance the quality of life. For a broader selection of services and entertainment options, residents often visit neighboring towns and villages such as Mountsorrel, Rothley, and Syston, each offering their own unique attractions and community spirit.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered

incorrect.

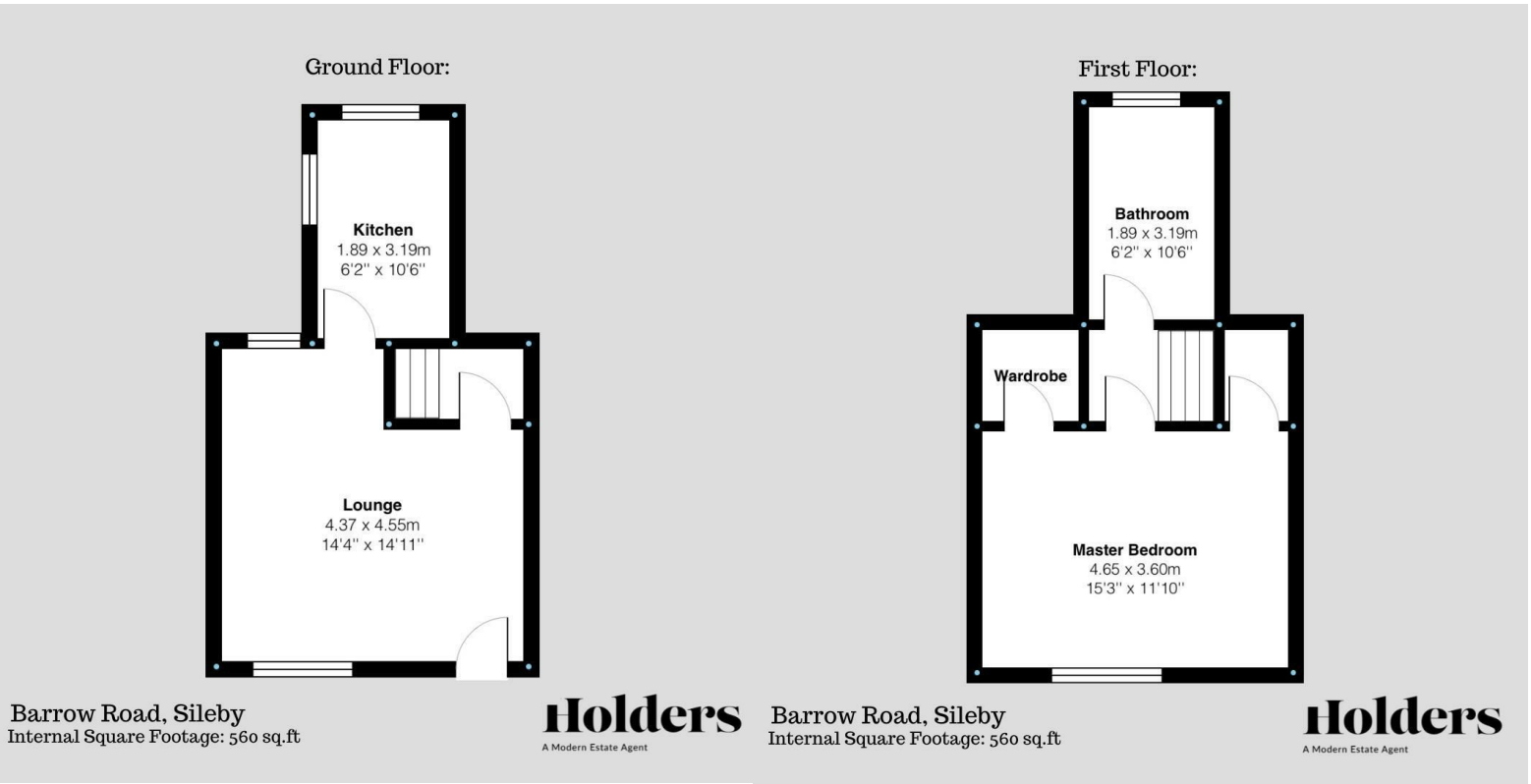
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

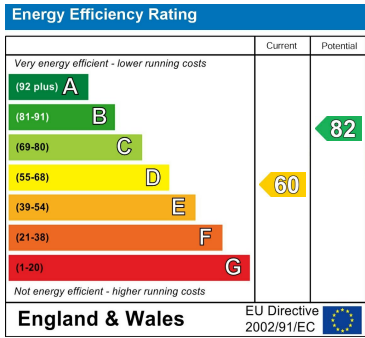
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.