

# Holdings

A Modern Estate Agent



152 Barrow Road, Loughborough, LE12 7LR

£170,000

Holdings are delighted to present this immaculately presented and maintained mid terrace property for sale in the popular village of Sileby. The accommodation comprises lounge, dining room, kitchen, two double bedrooms, bathroom and a good sized rear garden. This is an ideal first time buy or investment property.

## **Summary**

Enter into a pleasant lounge which has a window to front elevation and door to the dining room which has a generous under stairs storage cupboard and window overlooking the rear garden. An opening to the kitchen is fitted with an array of base and eye level units, inset sink and drainer, inset oven and hob and space and space for a fridge freezer. There is a side door out of the kitchen which takes you to the rear garden.

Upstairs are two double and a re fitted family bathroom.

To the outside the property has a pleasant rear garden and has a patio/path area and lawn space, there is an external store which is currently used as a utility space.

The property occupies a great position a short distance from the fashionable range of shops, bars and restaurants within Sileby as well as country walks close by.

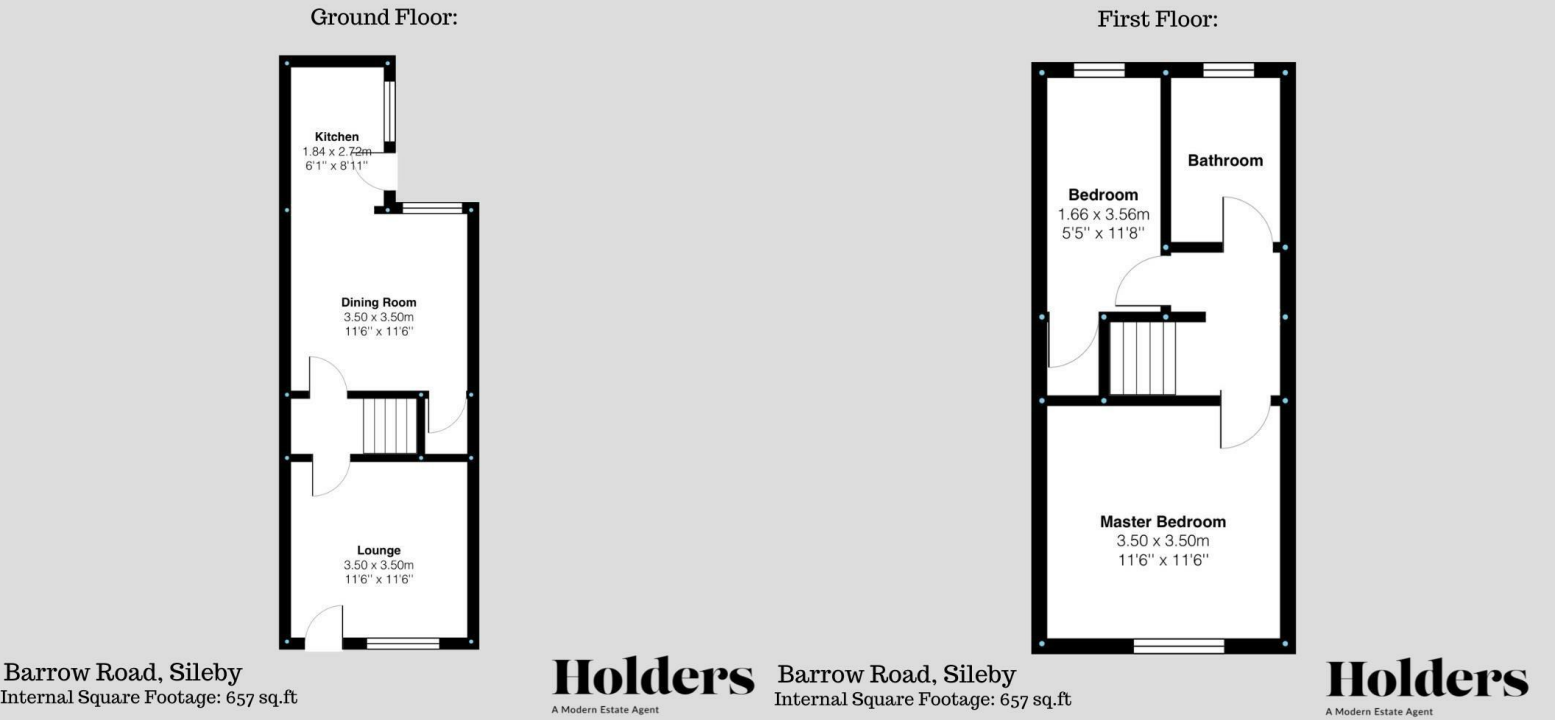
## **Disclaimer**

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.

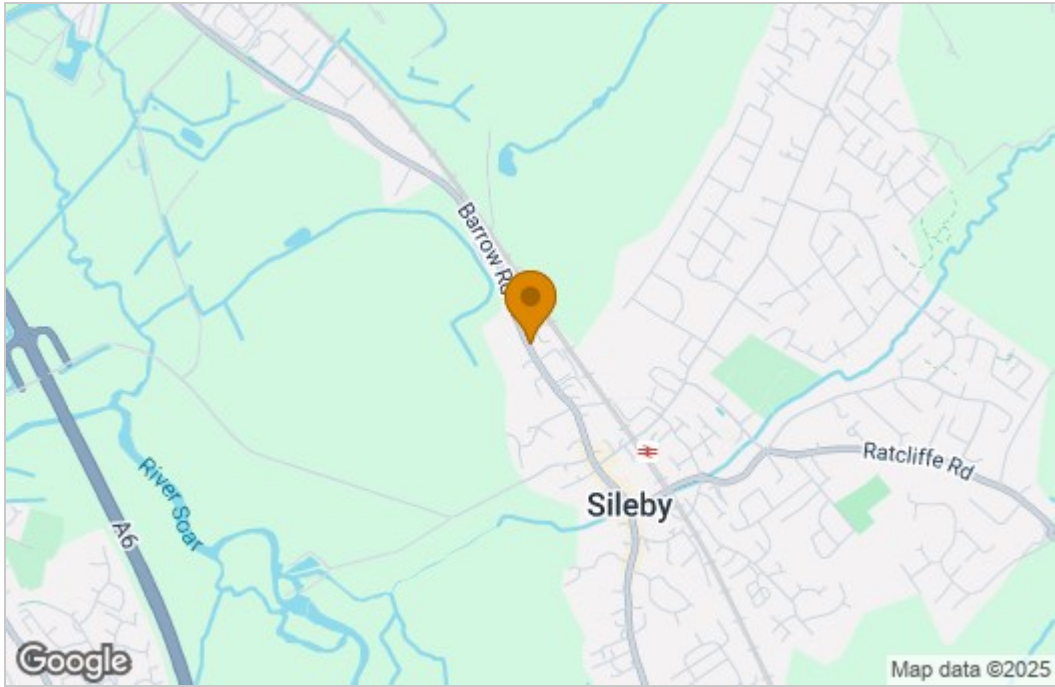
## **Extra information**

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

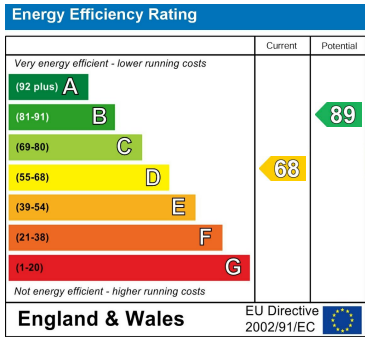
Floor Plan



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.