



87 North Street, Barrow Upon Soar,
Loughborough, LE12 8PZ

£215,000

Tel: 0115 9336666

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- A Modern Townhouse
- Superbly Appointed Accommodation
- Well-Proportioned Lounge
- Modern 1st Floor Bathroom
- Corner Plot
- No Chain
- New Kitchen C. 2018
- 2 Bedrooms
- Single Garage - 2nd Garage Available
- Convenient & Central Location

A great opportunity to purchase this attractive modern townhouse, occupying a highly convenient and central location and offered for sale with the advantage of 'no chain'

The property is superbly appointed throughout, benefits from uPVC double glazed windows and doors and a stylish kitchen, fitted c. 2018 and including a range of integrated appliances. The spacious lounge has direct access onto the rear garden whilst to the 1st floor are 2 bedrooms and a modern fitted bathroom with shower over the bath.

The property occupies a prominent corner plot including a small gravelled frontage and fully enclosed, low maintenance gardens to the side and rear. There is a single garage to the property with a second garage available by separate negotiation.

Don't miss out on the opportunity to own this delightful end townhouse with no chain involved. Situated in a central location, the property provides easy access to local amenities, schools, and transport links, making it a convenient choice for those looking for a well-connected home.

ACCOMMODATION

A canopy style entrance porch at the front of the property gives via a uPVC double glazed door access into the dining kitchen.

DINING KITCHEN

A well appointed dining kitchen fitted with a range of Shaker style base and wall cabinets with rolled edge worktops and tiled splashbacks. There is an inset stainless steel single drainer sink with mixer tap and built-in appliances including an electric oven, a four zone electric hob, a chimney style extractor hood over and an integrated refrigerator. There is a recess and plumbing for a washing machine, a uPVC double glazed window to the front aspect and a door into the lounge.

LOUNGE

A well proportioned reception room with a uPVC double glazed box bay window to the rear aspect, staircase rising to the first floor with useful understairs storage plus a wall mounted electric heater. A uPVC double glazed door leads onto the rear garden and stairs rise to the first floor landing.

FIRST FLOOR LANDING

With an access hatch to the roof space and an airing cupboard housing the foam insulated hot water cylinder with slatted shelving.

BEDROOM ONE

A double bedroom with uPVC double glazed windows to both the rear and side aspects, a wall mounted electric heater and a useful built-in wardrobe over the stairs with a hanging rail and shelving.

BEDROOM TWO

A dual aspect room with uPVC double glazed windows to both the front and side aspects plus a wall mounted electric heater.

BATHROOM

Fitted in white with a pedestal wash basin with hot and cold taps, a dual flush toilet and a panel sided bath with both mixer tap and handheld shower plus a wall mounted electric shower. There is a glazed shower screen, tiling for splashbacks and a uPVC double glazed obscured window to the front aspect and a wall mounted Dimplex fan heater.

GARDENS

A small gravelled frontage and pathway leads to the front door whilst the gardens to the side and rear are fully enclosed with a combination of timber panelled fencing and stone walling, including a shaped lawned area and a paved patio seating area plus timber gated access at the rear boundary leading onto the garage.

SINGLE GARAGE

The property benefits from a single brick built garage to the rear. An additional single garage is available by separate negotiation.

COUNCIL TAX

The property is registered as council tax band B.

VIEWINGS

By appointment with Richard Watkinson & Partners.

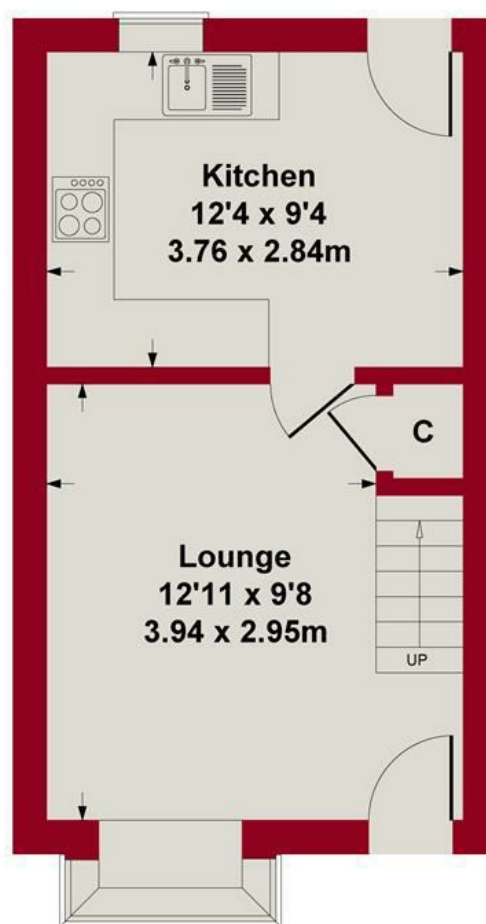




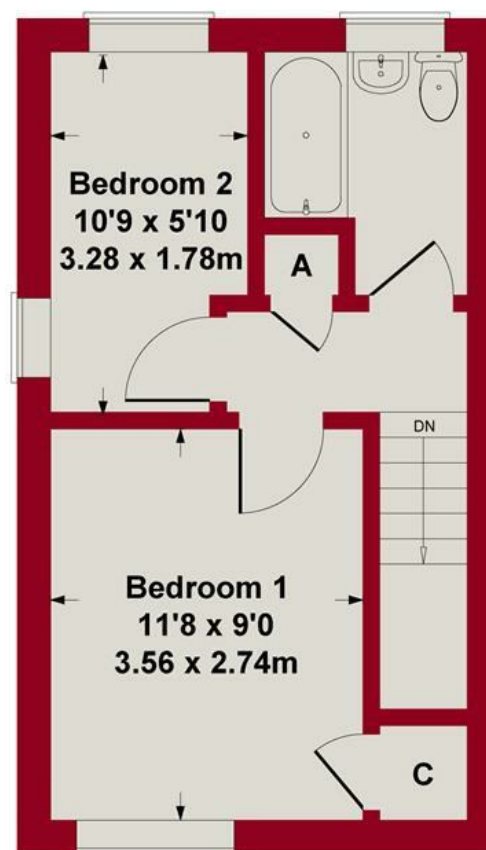




Approximate Gross Internal Area
570 sq ft - 53 sq m



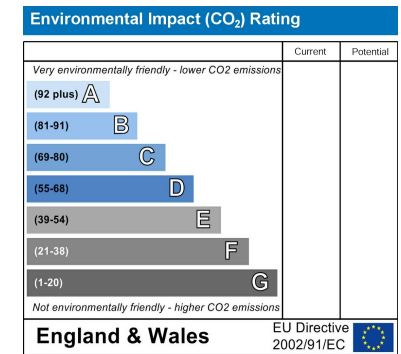
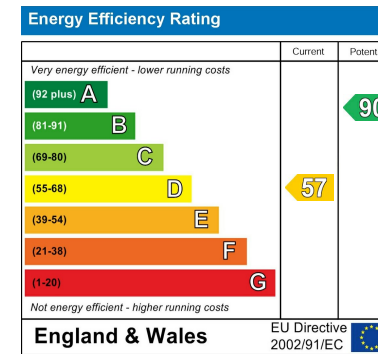
GROUND FLOOR



FIRST 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers