



CONISTON ROAD, BARROW UPON SOAR, LOUGHBOROUGH

: £360,000





A rare opportunity to secure an extended three bedroom detached home in one of Barrow upon Soar's most sought after locations. Beautifully maintained and set within stunning mature gardens, this much loved home offers generous family living with exciting potential to modernise, reconfigure or extend further (subject to the necessary planning permissions), all just a short walk from the village centre, local park and primary school.





A much loved family home, beautifully maintained and offering endless potential in the heart of Barrow upon Soar.

Homes like this rarely become available.

Positioned on a generous plot along a well established residential road, this extended three bedroom detached home has been cherished by the same family for many years.

Offering spacious accommodation, a wonderfully mature rear garden and exciting potential to modernise or extend further (subject to the necessary planning permissions), it presents a fantastic opportunity to create a truly exceptional long term family home.

The location is equally appealing. The village centre, highly regarded primary school and local park are all just a short stroll away, making this an ideal setting for families looking to enjoy village life with everyday convenience.

Ground Floor

A welcoming entrance hall sets the tone, leading through to a spacious dual aspect







living room extending to almost twenty feet in length. Filled with natural light and enjoying views across the rear garden, it offers an inviting space for both relaxing and entertaining.

The separate dining room provides the perfect setting for family meals and special occasions, while the generous kitchen overlooks the garden and offers excellent scope to create a stunning open plan kitchen dining living space, should a purchaser wish to remodel the property.

Completing the ground floor is a modern shower room and an integral garage with internal access, offering useful storage or further potential for conversion.

First Floor





Upstairs are three well proportioned bedrooms.

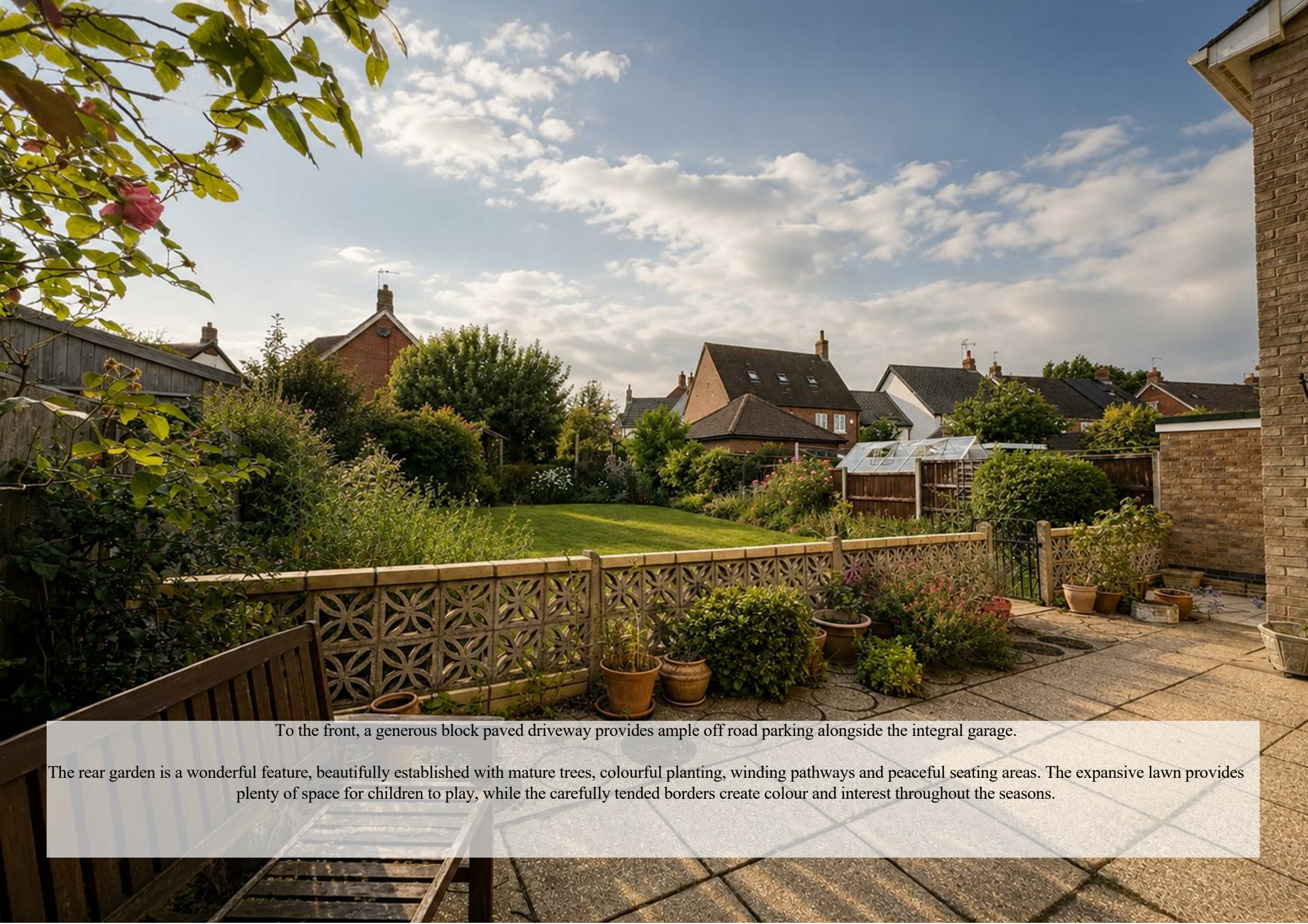
The principal bedroom benefits from an adjoining dressing room, creating a superb main suite while also offering flexibility to become a home office, nursery or additional bedroom space if desired.

A family bathroom serves the remaining accommodation.

Outside

Outside is where this home truly comes into its own.





To the front, a generous block paved driveway provides ample off road parking alongside the integral garage.

The rear garden is a wonderful feature, beautifully established with mature trees, colourful planting, winding pathways and peaceful seating areas. The expansive lawn provides plenty of space for children to play, while the carefully tended borders create colour and interest throughout the seasons.



It is a garden that has been lovingly cultivated over many years and provides a private, tranquil setting rarely found within the village.

Location

Barrow upon Soar remains one of Leicestershire's most desirable villages, offering an excellent balance of countryside charm and everyday convenience.

Within walking distance are the village centre, highly regarded primary school, local park, independent shops, cafés, traditional pubs, riverside walks and train station with direct links to Leicester, Loughborough and beyond.

For commuters, the A6, A46 and M1 are all within easy reach.

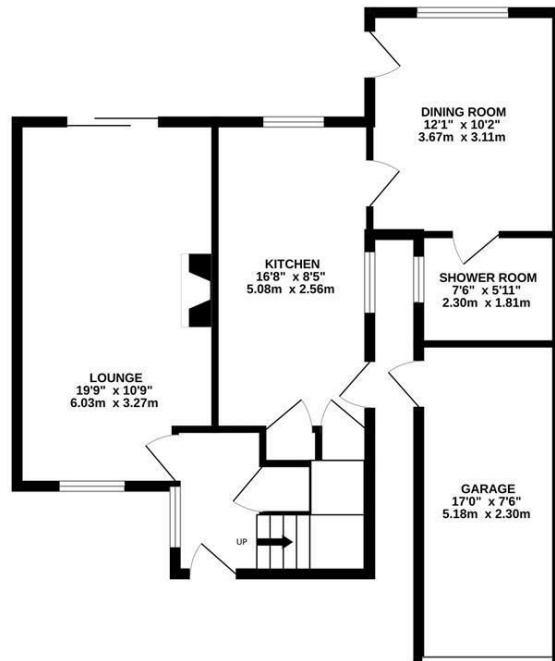
Key Features:

- Extended three bedroom detached family home
- Much loved home offering exceptional potential
- Scope to modernise, reconfigure or extend further (STPP)
- Spacious living room and separate dining room
- Kitchen overlooking the rear garden
- Ground floor shower room and first floor family bathroom
- Principal bedroom with adjoining dressing room
- Integral garage and generous driveway
- Beautiful mature landscaped rear garden
- Short walk to the village centre, local park and highly regarded primary school

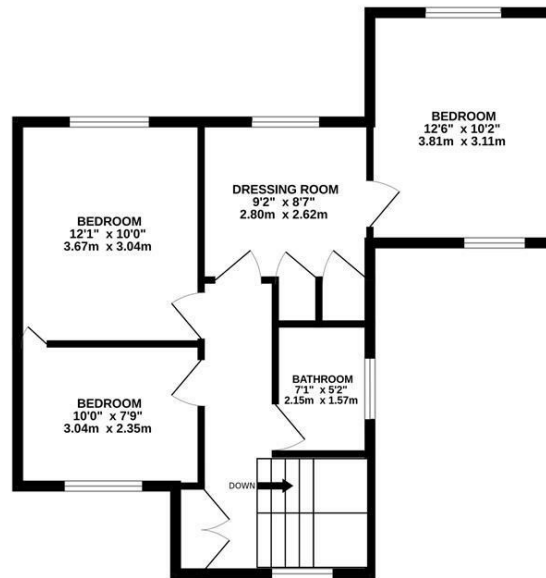


REZIDE

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



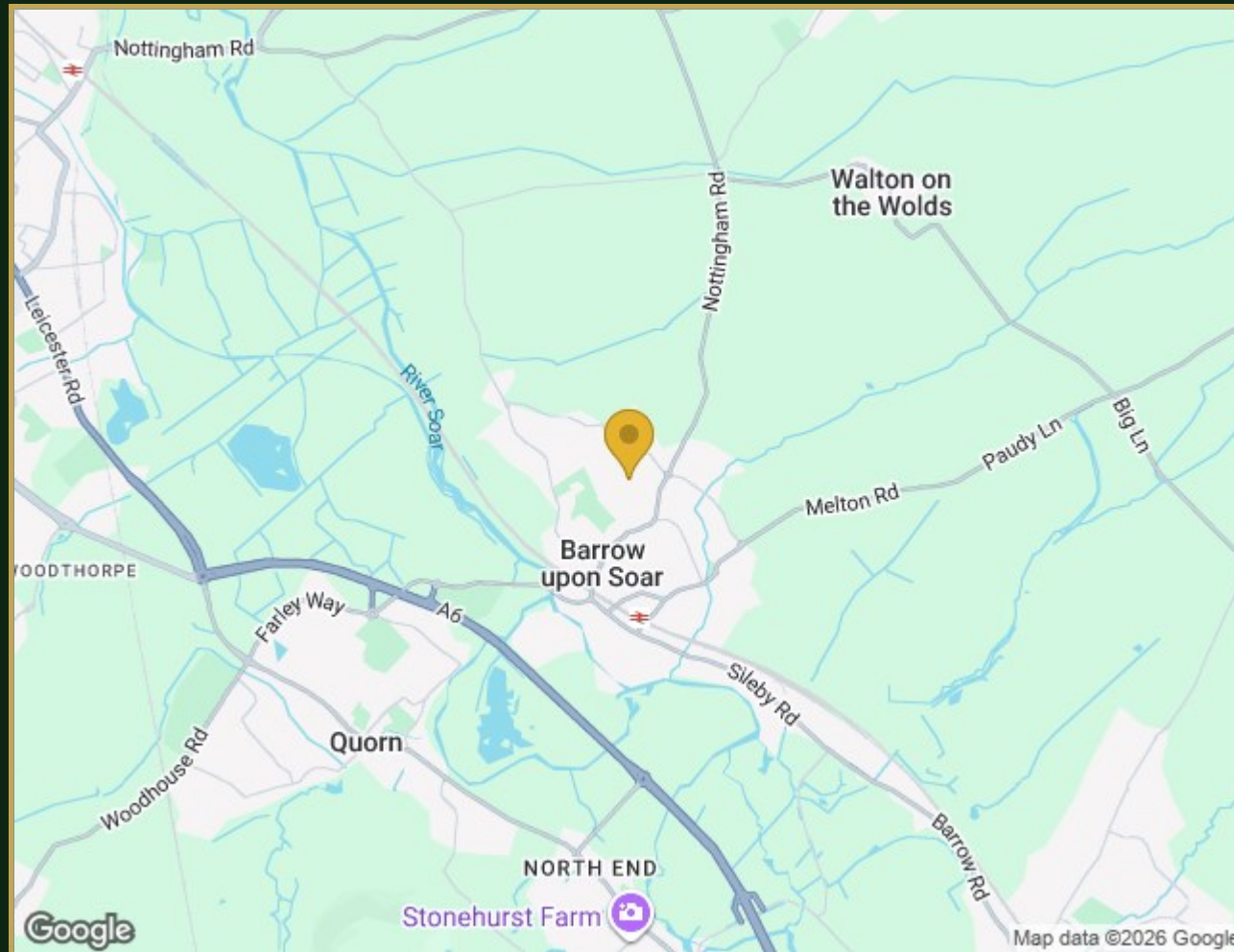
TOTAL FLOOR AREA: 1274 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Location



23 Coniston Road, Barrow Upon Soar, Loughborough, LE12 8PS