



NEW STREET, BARROW UPON SOAR, LOUGHBOROUGH

: £410,000



A spacious four-bedroom detached family home situated on the sought-after New Street in Barrow upon Soar. Highlights include an impressive extended kitchen/breakfast room, two reception rooms, a generous family bathroom and a substantial established rear garden. The property also benefits from off-road parking and is ideally located close to a popular primary school and just a short walk from the village High Street.



Situated on the highly sought-after New Street in Barrow upon Soar, this spacious four-bedroom detached family home offers generous accommodation, off-road parking and a superb, particularly large rear garden with no onwads chain!

The property is ideally positioned close to the popular Hall Orchard primary school and within a short walk of the village High Street and its range of amenities.

The ground floor comprises a welcoming entrance hall, bay-fronted living room, separate dining room and ground-floor WC. To the rear is the impressive extended kitchen/breakfast room, featuring a large central island, rooflights and doors opening onto the garden, creating a bright and sociable space for everyday family life and entertaining.

Upstairs are four bedrooms, including two generous doubles, together with a spacious family bathroom and separate WC.

Outside, there is off-road parking for one car, while the rear is a real highlight. The substantial and established garden features a paved seating area, extensive lawn and







mature trees and hedging, providing an excellent space for families, entertaining and keen gardeners.

A fantastic family home combining generous living space, an impressive kitchen extension and an exceptional garden in one of Barrow upon Soar's most desirable residential locations.





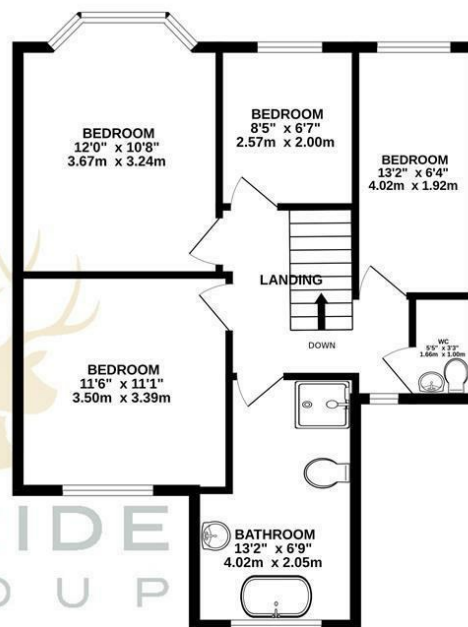


PLOT OUTLINE FOR GUIDENCE ONLY

GROUND FLOOR



1ST FLOOR



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.
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Key Features:

- No upward chain!!!
- Four bedroom detached family home
 - Large, established garden
- Impressive extended kitchen/diner
 - Off road parking



REZIDE



4



2



2

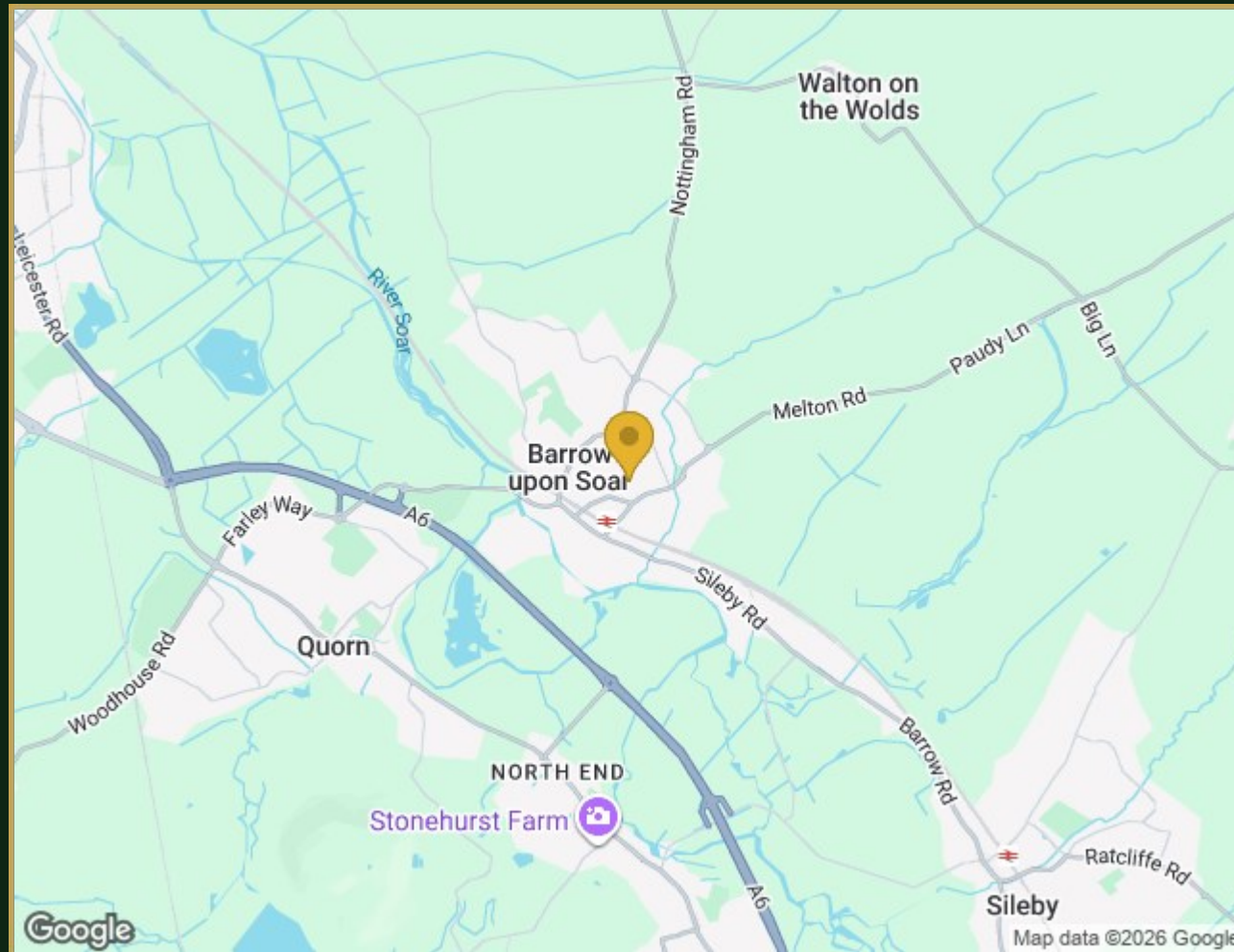


1275.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			81
			64

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

Property Location



11 New Street, Barrow Upon Soar, Loughborough, LE12 8PA