



## High Street, Barrow Upon Soar, Loughborough

£325,000

Bed - 3 Bath - 1 Rec - 2

Occupying a prominent position on the High Street, this delightful three-bedroom cottage is rich in character and original features, offering a wonderful blend of period charm, versatile living accommodation and enchanting cottage gardens. From the pine internal doors and feature fireplaces to the farmhouse-style kitchen and beautiful outdoor spaces, this is a home full of warmth and personality.

- Three-bedroom character cottage
- Original features throughout
- Lounge with log burner
- Farmhouse-style kitchen
- Principal bedroom with high ceilings
- Cellar storage
- Beautiful cottage garden
- Potential off-road parking (STPP)

Tenure - Freehold

Council Tax Band - C



Energy Efficiency Rating		Current	Target
Best possible rating (super-insulated)	A+		
Best rating	A		
Good rating	B		
Decent rating	C		
Below average rating	D		
Poor rating	E		
Very poor rating (super-insulated)	F		
Worst possible rating	G		

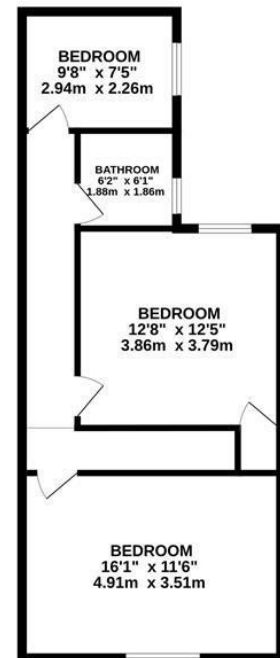
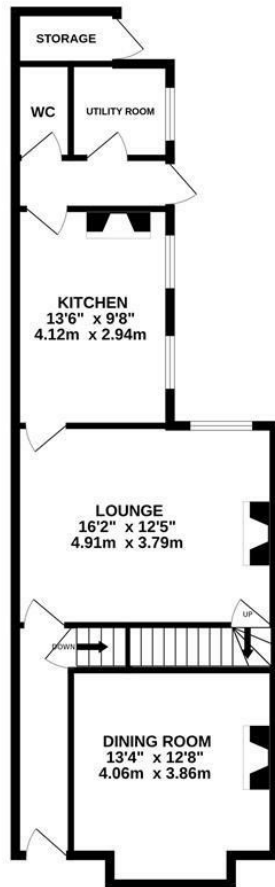
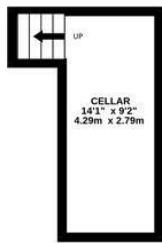
England & Wales



**BASEMENT**  
95 sq.ft. (8.8 sq.m.) approx.

**GROUND FLOOR**  
663 sq.ft. (61.6 sq.m.) approx.

**1ST FLOOR**  
561 sq.ft. (52.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1320 sq.ft. (122.6 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.  
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