



BABINGTON ROAD, BARROW UPON SOAR, LOUGHBOROUGH

: £275,000





Welcome to Barrow Upon Soar and this charming detached two-bedroom bungalow, offered to the market with no onward chain. Situated on Babington Road, this delightful home enjoys a convenient location with easy access to the village amenities and excellent transport links, including nearby bus stops for added convenience.



Set back from the road, the property is approached via a block-paved driveway, leading to a side entrance that opens into a welcoming hallway. Immediately to the right, there is internal access to the garage, where the washing machine, dryer, and boiler are housed, providing practical storage and utility space. Further along, you will find the bay-fronted lounge, a bright and inviting room that enjoys the afternoon sunshine and features a charming fireplace, creating a cosy and relaxing atmosphere.

Adjacent to the lounge is a well-proportioned double bedroom, complete with a side-facing window and fitted wardrobes for ample storage. Across the hallway, a conveniently positioned shower room includes a W.C, washbasin, shower enclosure, and an airing cupboard for additional storage. At the end of the hallway, the second double bedroom enjoys views over the rear garden and also benefits from fitted wardrobes, offering both comfort and functionality.

The kitchen is thoughtfully designed with a range of wall and base-level storage units, work surfaces, an electric oven, a gas hob, space for a fridge freezer, and a stainless steel sink with a draining unit. Leading from the kitchen, an extended garden room provides a versatile dining space with direct access to the garden, making it an ideal





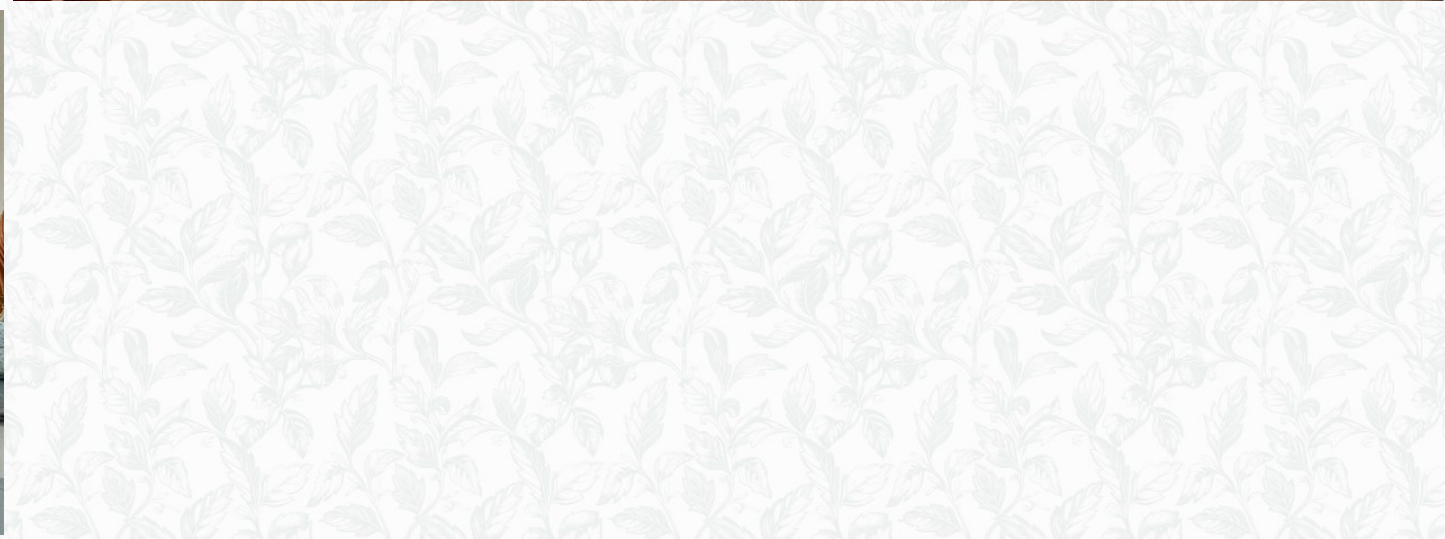


spot for enjoying meals while overlooking the outdoor area.

The garden is a manageable and well-maintained space, featuring a patio area perfect for outdoor seating, a neatly laid lawn with mature shrub borders, a greenhouse, and side access from the front to the rear of the property. Enjoying plenty of privacy, the garden benefits from morning and early afternoon sunshine, making it a wonderful space to relax and unwind.

This lovely bungalow presents an excellent opportunity for those looking to downsize, relocate to a sought-after village, or find a home with easy access to local amenities and transport links. Arrange a viewing today to fully appreciate all that this property has to offer.





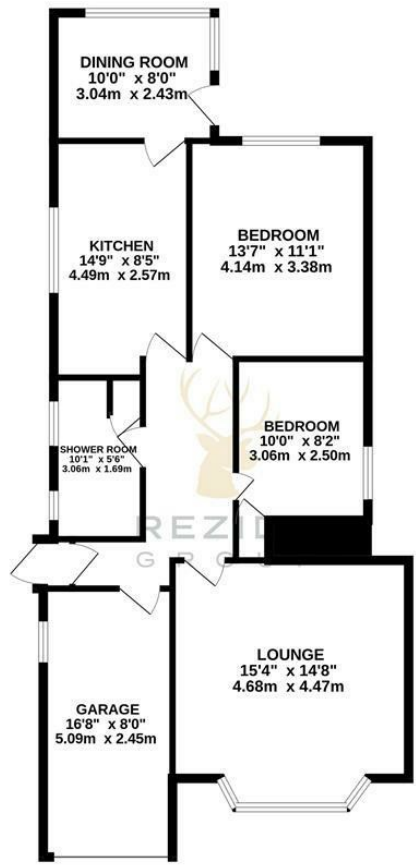








GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.1 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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KEY FEATURES:

- NO CHAIN
- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS



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937.00 sq ft

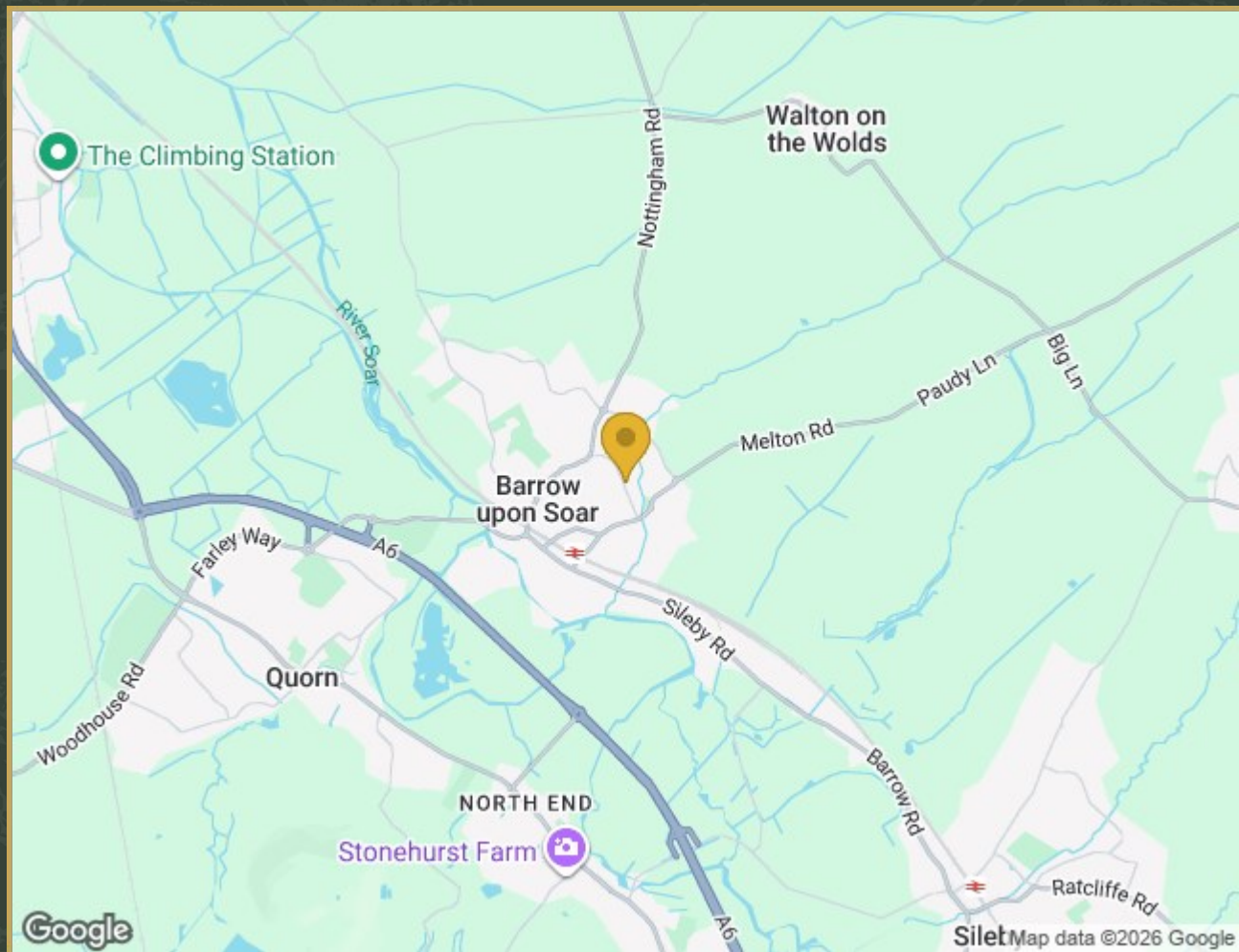


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



40 Babington Road, Barrow Upon Soar, Loughborough, LE12 8NJ

