



Derwent Road, Barrow Upon Soar, Loughborough
Offers Over £260,000





Offered to the market with NO CHAIN, this three-bedroom semi-detached home on Derwent Road in Barrow upon Soar presents an exciting opportunity for buyers looking to create their ideal home in a highly desirable village setting. A much-loved family property for many years, it offers generous living space, a spacious rear garden, and a driveway providing parking for multiple vehicles. While requiring modernisation, the home provides the perfect canvas for renovation and personalisation, making it an excellent project for those looking to add value and style to a well-positioned property.





Welcomed by a pleasant lawned frontage lined with mature hedging, the property opens into an entrance hallway featuring an initial storage cupboard to the left as you enter, with a further storage cupboard located directly ahead. The staircase to the first floor sits just beyond, providing access to the upper accommodation.

Positioned to the right of the hallway, the living room is a spacious and bright reception area featuring a large front-facing window that fills the room with natural light. Centred around a feature fireplace, the room comfortably accommodates a three-piece suite and provides a welcoming space for relaxation.





Opening from the living room is the generously sized kitchen diner, offering ample space for both cooking and dining. Two rear-facing windows provide plenty of natural light while overlooking the garden, and a door gives direct access to the outside space.

On the first floor; A well-proportioned double bedroom offering ample space for freestanding furniture and benefiting from good natural light, a second comfortable double bedroom, ideal for family members or guests, a versatile single bedroom perfect for a child's room, nursery, home office, or study depending on the needs of the new owner. The first floor is completed by a family shower room fitted with a double shower unit, wash basin, and WC.

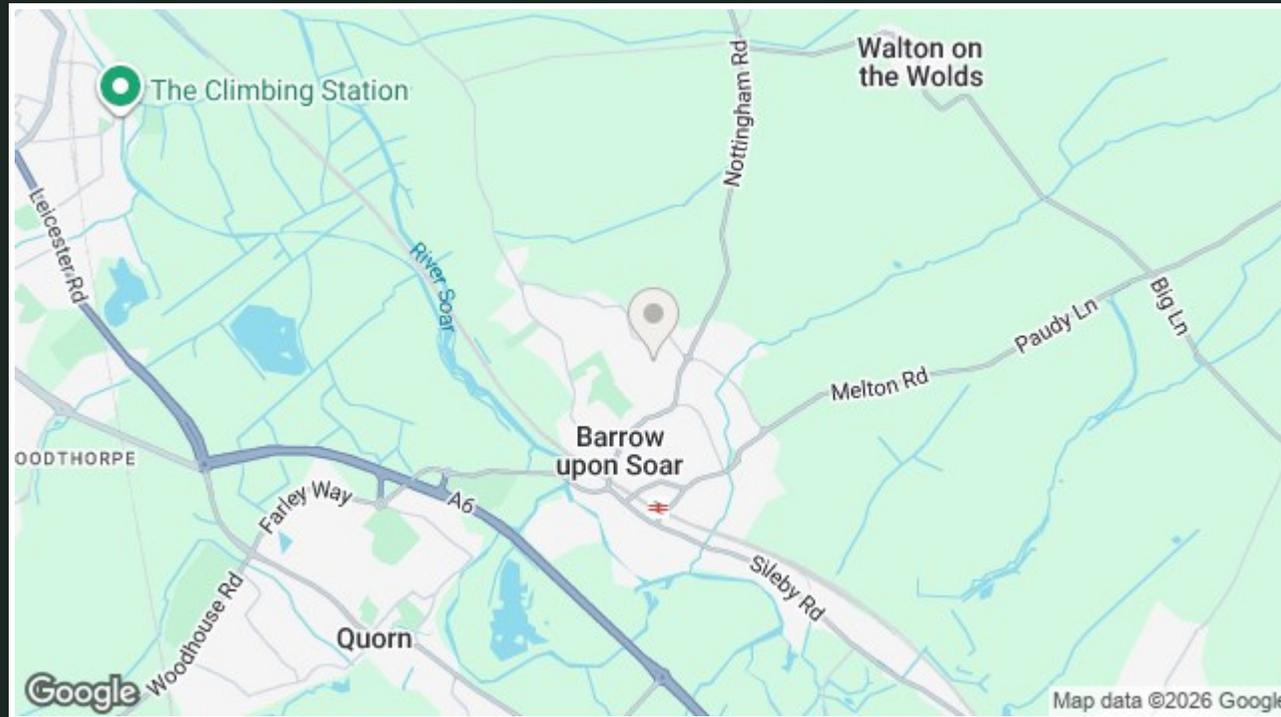
The rear garden offers a generous outdoor space comprising a patio seating area, lawned section, and gravelled areas, providing flexibility for outdoor living and gardening. There is also space suitable for a garden shed or additional storage.





How to find Derwent Road, Barrow Upon Soar,

Derwent Road sits within the highly sought-after village of Barrow upon Soar, a well-connected and vibrant community offering a range of local amenities including shops, cafés, pubs, and highly regarded schools. The village benefits from excellent transport links with its own train station providing direct connections to Leicester, Nottingham, and Loughborough, while nearby road networks offer convenient access to surrounding towns and cities. With beautiful countryside walks along the River Soar and within the surrounding Charnwood area, the location perfectly balances village charm with everyday convenience.



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892.00 sq ft

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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	