



BREADCROFT LANE, BARROW UPON SOAR, LOUGHBOROUGH

ASKING PRICE: £299,950





Situated along the sought-after Breadcroft Lane in the popular village of Barrow upon Soar, this well-presented three-bedroom detached home offers stylish, contemporary living with excellent versatility throughout. Thoughtfully updated by the current owners, the property features bright and spacious accommodation across two floors, including a superb open-plan kitchen diner and landscaped rear gardens complete with a fully insulated garden cabin.





The property welcomes you with stylish and contemporary interiors, beginning with a spacious entrance area that leads through to the principal reception room positioned at the front of the home. This elegant dual-aspect sitting room is flooded with natural light, creating a bright and inviting environment ideal for both everyday living and entertaining. A generous storage cupboard beneath the staircase provides excellent practicality and also offers plumbing provision should future owners wish to install a downstairs WC.

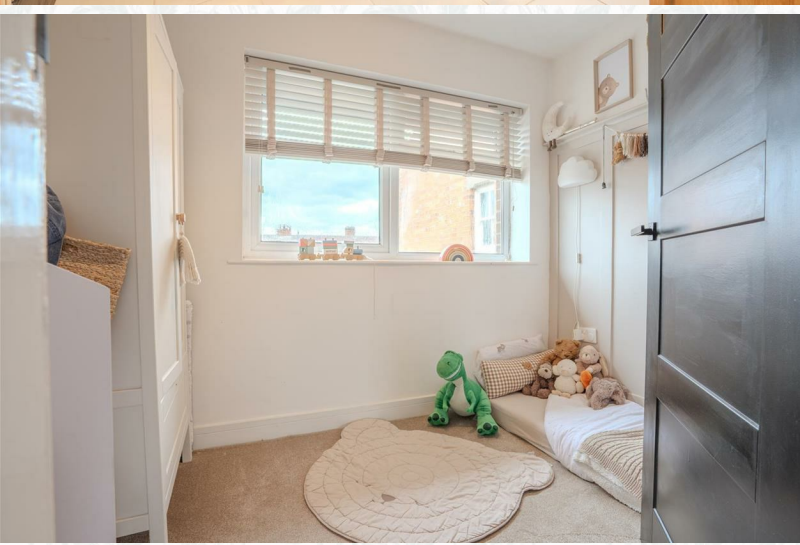






To the rear of the property lies the true heart of the home - a beautifully designed open-plan kitchen and dining space. The kitchen is fitted with a range of modern cabinetry, integrated appliances, and a breakfast bar perfect for informal dining. Designed with both lifestyle and functionality in mind, this impressive space offers ample room for cooking, dining and socialising. Double doors open directly onto the rear garden, seamlessly connecting the indoor living space with the outdoors and creating a wonderful setting for entertaining.





Upstairs, the property offers three well-proportioned bedrooms. The primary bedroom is a generous double with ample space to comfortably accommodate a king-size bed along with wardrobes, drawers and additional bedroom furniture. The second bedroom is another comfortable double, ideal for guests or family members. The third bedroom is a well-sized single room, perfectly suited as a nursery, study, or home office.

Completing the first floor is a stylishly appointed family bathroom featuring an impressive three-piece suite and finished to a high standard. Beautifully refitted and tastefully decorated, this bright and spacious room has been thoughtfully designed to combine both elegance and practicality.



Externally, the property benefits from off-road parking for two vehicles positioned side by side at the front of the home. The rear garden has been carefully landscaped to create a series of attractive seating terraces, lawned areas and established planted borders, providing a wonderful outdoor space for both relaxation and entertaining.

A particularly impressive feature of the garden is the fully insulated cabin, currently utilised as a dog grooming studio. Equipped with power, lighting, double doors and a large front-facing window, this highly versatile space could easily serve as a home office, studio, gym, or garden room depending on the needs of the next owner.



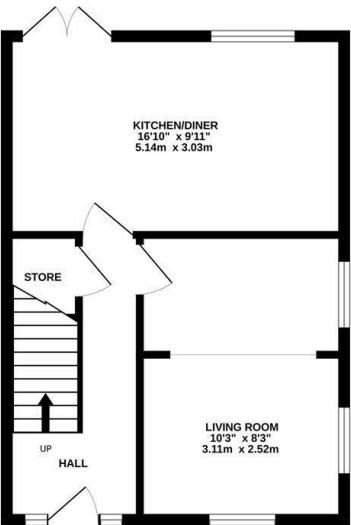
Key Features:

- Beautifully presented three-bedroom home with modern interiors
- Bright dual-aspect living room filled with natural light
- Spacious open-plan kitchen diner with garden access
- Two double bedrooms plus versatile single (nursery/study)
- Landscaped garden with insulated garden cabin
- Off-road parking for two vehicles

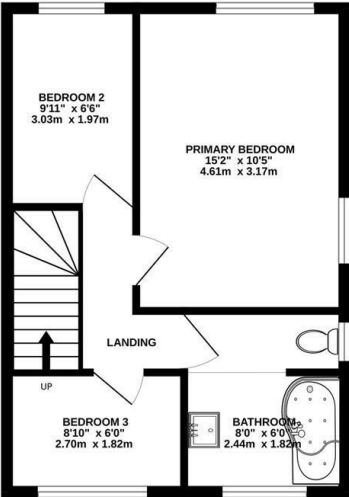


REZIDE

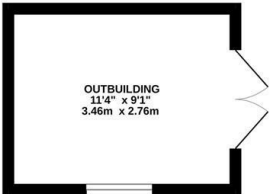
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
103 sq.ft. (9.5 sq.m.) approx.



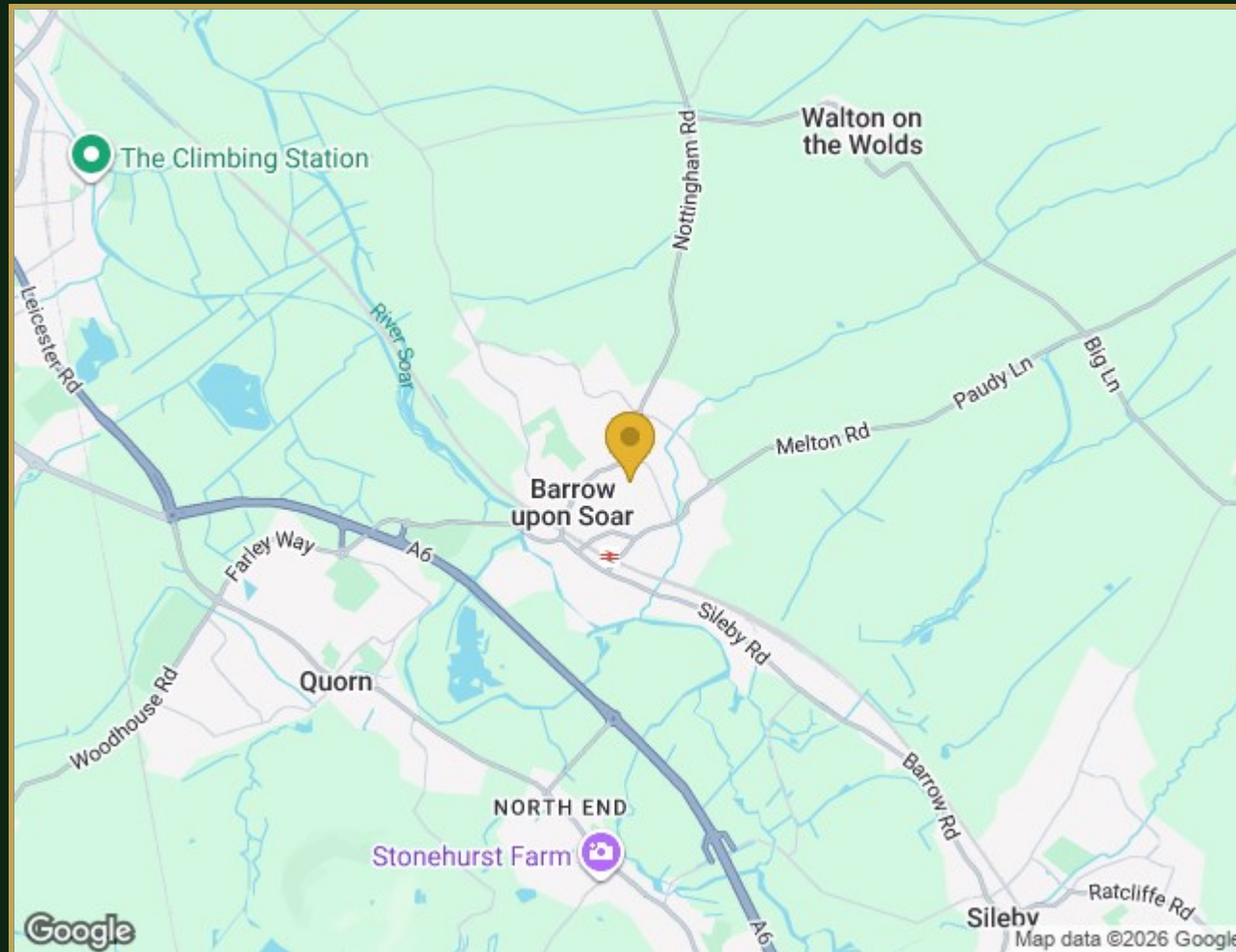
TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

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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311918.00 sq ft

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Property Location



14a Breadcroft Lane, Barrow Upon Soar, Loughborough, LE12 8HW