

# REZIDE



## Willow Road, Barrow Upon Soar, Loughborough

£325,000 Offers Over

Bed - 4 Bath - 3 Rec - 2

Positioned beautifully overlooking the square within the sought-after Willow Road development, this impressive three/four-bedroom home delivers a rare combination of flexibility, finish and lifestyle. Designed to adapt effortlessly to modern living, the layout caters equally well to growing families, those with older children, or multi-generational living thanks to its versatile ground floor accommodation.

- Overlooking a landscaped square position
- Versatile three/four bedroom layout
- Two en-suite bathrooms plus family bathroom
- Ideal for multi-generational living
- Impressive 16ft dual-aspect lounge
- Spacious L-shaped kitchen diner hub
- Low-maintenance private rear garden
- Garage with rear access & strong transport links

Tenure - Freehold

Council Tax Band - C

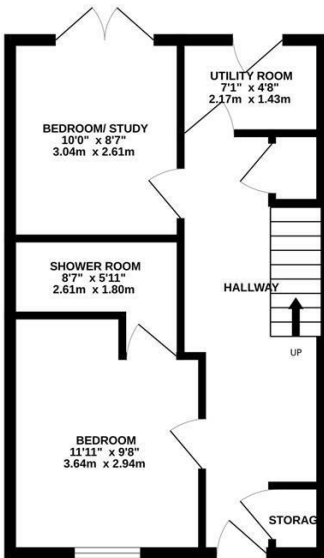
Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

England & Wales

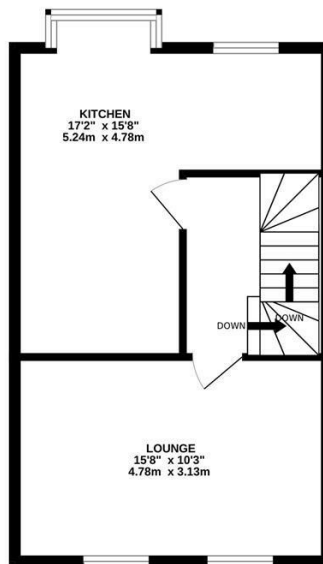




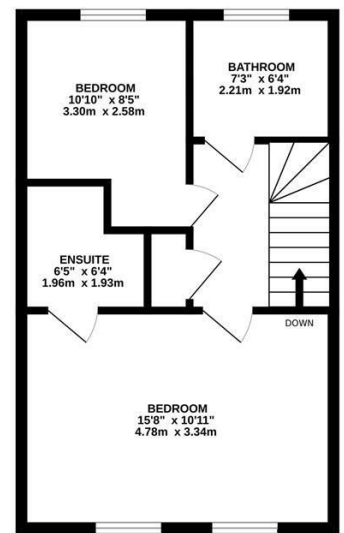
GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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