



Sileby Road, Barrow Upon Soar, Loughborough

Guide Price £230,000





A beautifully positioned riverside terrace, where tranquil views meet everyday living. This home blends style, comfort, and practicality, perfect for first-time buyers, downsizers, or anyone seeking a peaceful setting without compromising on convenience. With versatile living spaces, modern finishes, and an additional loft area, it's a home designed to move straight into and enjoy — all with the calming backdrop of the water.





Step into a bright and welcoming open-plan living and dining area, featuring a charming feature fireplace. This generous space flows effortlessly into the rear kitchen, creating a natural hub for family life and entertaining.

The modern-style kitchen is fitted with integrated appliances including a fridge/freezer and dishwasher, and offers space for a washing machine. Overlooking the rear garden, it provides both practicality and a pleasant outlook.



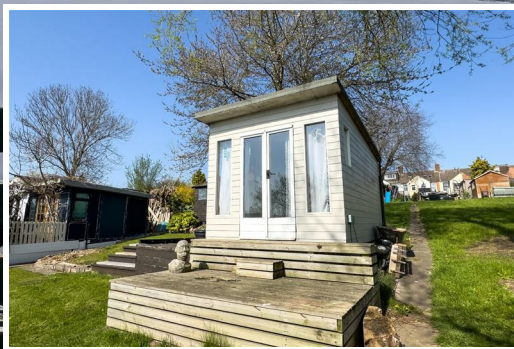


Upstairs, the property offers two well-proportioned double bedrooms. The primary bedroom benefits from direct access to the modern family bathroom, creating a private and convenient suite.

The family bathroom is stylishly appointed with contemporary fittings, offering a bright and functional space for everyday living.

A useful loft area is accessed via fitted stairs and features skylights, making it an ideal space for a home office, study, or hobby room.





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# How to find Sileby Road, Barrow Upon Soar,

Situated on Sileby Road in the heart of Barrow upon Soar, the property enjoys excellent local amenities, schools, and transport links. With the village's charming character, open green spaces, and a strong sense of community, it is perfectly positioned for both family life and commuting convenience.



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935.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Interest	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		83	(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	