



Church Street, Barrow Upon Soar, Loughborough

Asking Price £199,950





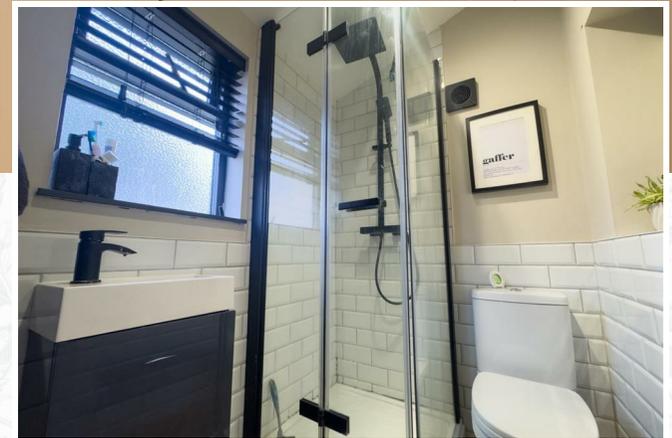
A charming two-bedroom terraced character cottage, ideally situated in the heart of Barrow upon Soar. Beautifully presented by the current owners, this delightful home blends period features with modern comforts and is ready to begin its next chapter.





The property is entered via a timber front door opening directly into the lounge. This inviting space features a window to the front elevation, parquet wood flooring, exposed ceiling beams, and an exposed brick chimney breast with raised hearth and cast iron log burner, creating a wonderful focal point. Additional benefits include a modern radiator, TV aerial point, under-stairs storage cupboard, and a door leading through to the kitchen.



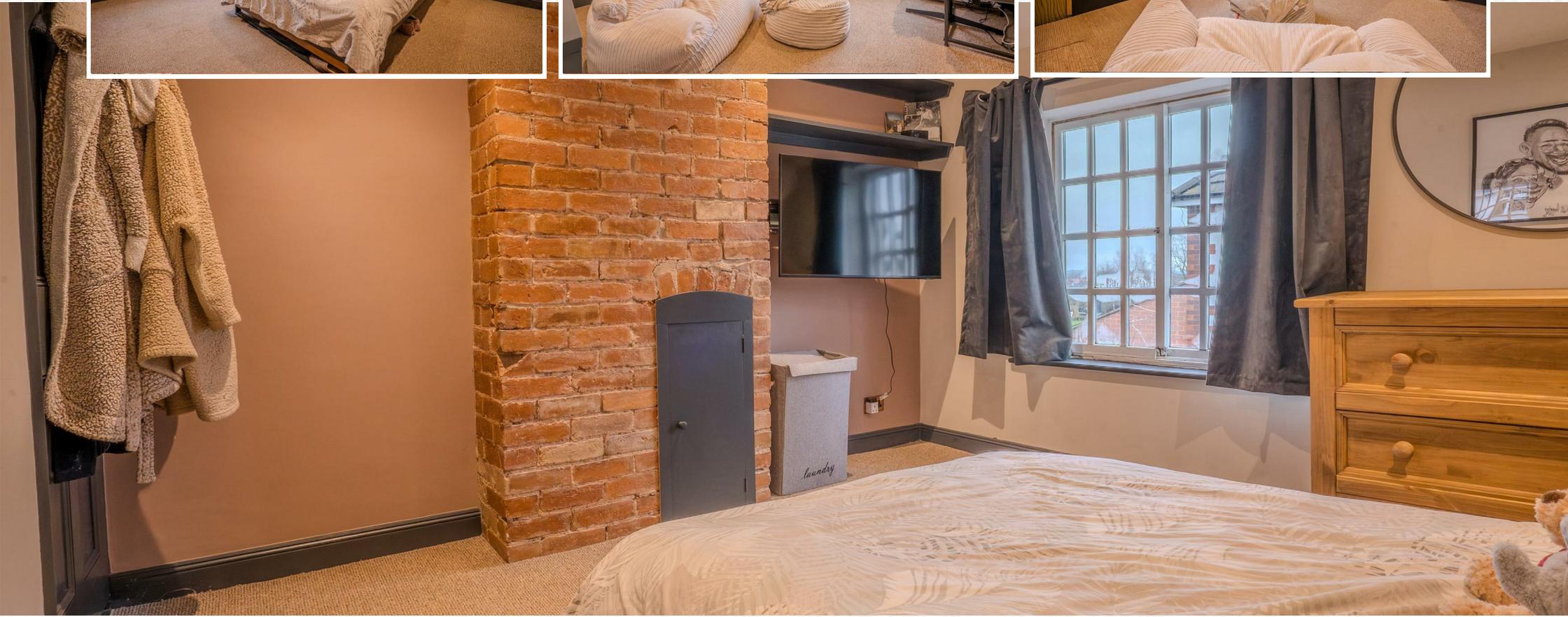


The kitchen continues the parquet flooring and is fitted with a contemporary range of wall and base units with roll-edge work surfaces and tiled splashbacks. There is a window to the side elevation, an integrated electric oven with four-ring gas hob and extractor hood above, integrated fridge/freezer, sink with drainer, plumbing for a washing machine, space for a dining table, ceiling beam detail, radiator, and stairs rising to the first floor. A door leads to the rear lobby.

Accessed from the rear of the kitchen is the shower room, comprising a frosted double-glazed window to the rear elevation, parquet flooring, extractor fan, and a three-piece suite including a low-level WC, pedestal wash hand basin with tiled splashback, and a shower cubicle.

To the first floor, bedroom one enjoys a window to the front elevation, carpeted flooring, radiator, and an exposed brick chimney breast, with ample space for wardrobes, bedside tables, and additional furnishings.

Bedroom two overlooks the rear elevation and features carpeted flooring and a built-in storage cupboard, which also provides access to the loft. A well-proportioned second bedroom, ideal as a guest room, home office, or additional double bedroom.

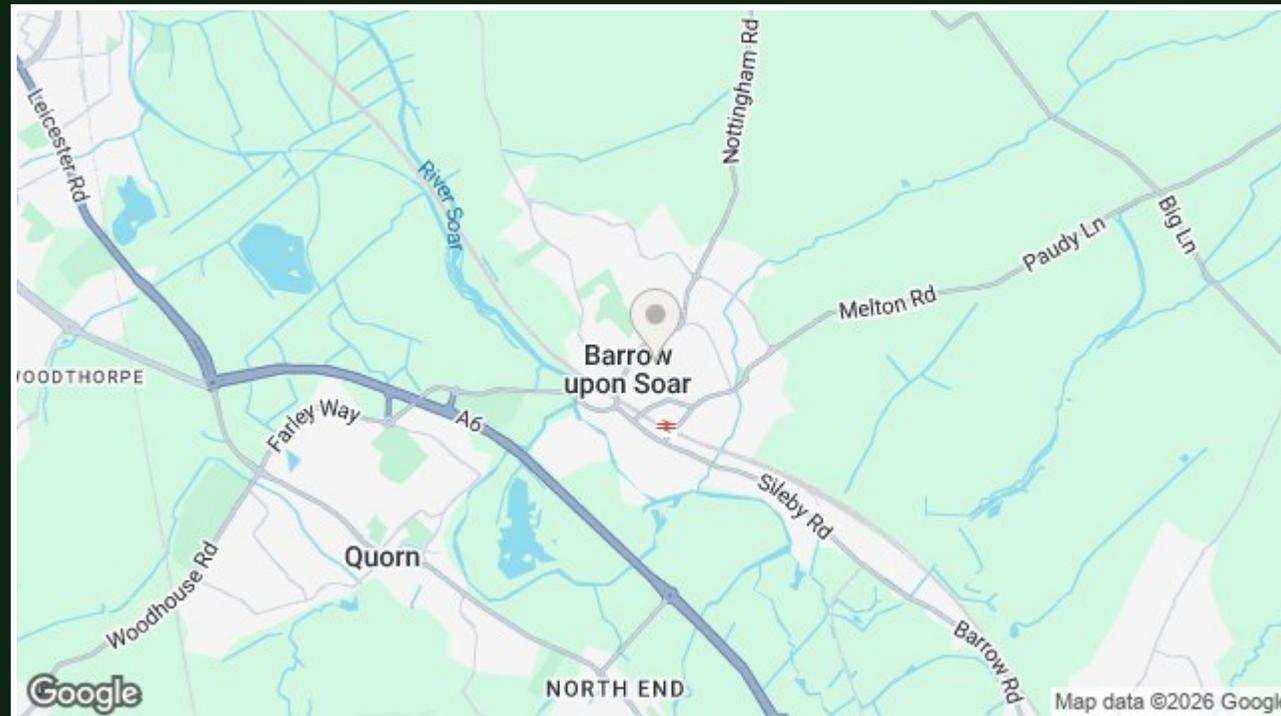




Externally, to the rear of the property, there is a courtyard providing access to a useful brick outhouse. Beyond this, the main garden is fenced and enclosed with gated access, offering a generous and private outdoor space to relax and enjoy.

How to find Church Street, Barrow Upon Soar, Loughborough

Church Street is situated in the heart of the highly sought-after village of Barrow upon Soar, a vibrant and well-connected riverside community. The village offers an excellent range of local amenities including independent shops, cafés, pubs, restaurants, a supermarket, doctors' surgery and highly regarded schooling. Barrow upon Soar benefits from its own railway station with regular services to Leicester, Loughborough and beyond, as well as excellent road links via the A6. Scenic walks along the River Soar, nearby open countryside and easy access to Charnwood Forest make this an ideal location for those seeking a balance of village life and commuter convenience.



2



1



1



586.00 sq ft

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Interest | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (81 plus) 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 ₂ emissions |
| Not energy efficient - higher running costs | | | |
| 65 | | 90 | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |