



Limestone Drive, Barrow Upon Soar, Loughborough  
Offers Over £525,000





\*GUIDE PRICE: £530,000 - £550,000\*

This substantial and beautifully maintained detached family home occupies a desirable corner plot, offering spacious and versatile accommodation arranged across three floors. Thoughtfully designed for modern living, the property combines generous room proportions with practical features, creating an ideal home for growing families seeking both comfort and flexibility.



### Living Spaces & Kitchen

The property is entered via a bright and welcoming entrance hall, setting the tone for the space and light found throughout. With wooden flooring, useful storage, and a convenient cloakroom, this central hub provides access to the main living areas.

The living room is a particularly impressive space, enjoying a dual aspect with windows to the front and side, including a bay window that enhances both character and natural light. A feature fireplace with oak surround creates a focal point, making this a warm and inviting room for relaxing or entertaining.

To the rear, the home opens into a stunning open-plan dining kitchen, designed with both style and functionality in mind. Featuring a comprehensive range of fitted units, integrated appliances, and a central island, this space is ideal for everyday family life. A square bay with French doors provides direct access to the garden, allowing for a seamless indoor-outdoor connection. A separate utility room adds further practicality, offering additional storage, workspace, and access to the outside.

### Bedrooms & Bathrooms





The first floor offers three well-proportioned bedrooms, including a superb principal suite. The main bedroom benefits from a dual aspect, fitted wardrobes, and a modern en-suite shower room, creating a comfortable and private retreat.

Bedrooms two and three are both generous doubles, with bedroom two also featuring built-in wardrobes. The family bathroom is finished with contemporary tiling and fittings, serving the remaining accommodation on this floor.





The second floor continues to impress, providing two additional double bedrooms, ideal for larger families, guests, or flexible use such as a home office or hobby space. A modern shower room and useful eaves storage further enhance this level, ensuring practicality matches the generous space on offer.



## Outdoor Lifestyle

Externally, the property enjoys a prominent corner position with a lawned frontage adding to its kerb appeal. To the rear, a private walled garden provides a secure and peaceful outdoor space, ideal for relaxing, dining, and entertaining. The home also benefits from off-road parking and a double garage, offering excellent storage and convenience.



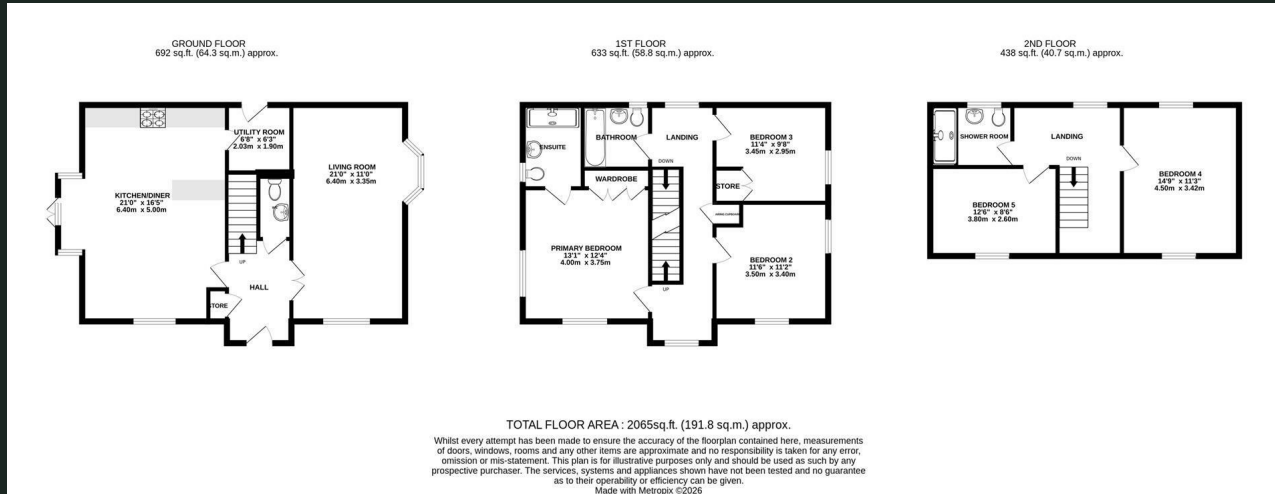




Plot plan is for illustrative purposes only. Potential purchasers should rely on the official Land Registry Title.

# Key Features:

- A substantial detached family home arranged across three floors.
- Five generous bedrooms including a principal suite with en-suite.
- Spacious dual-aspect living room with bay window and feature fireplace.
- Impressive open-plan kitchen/dining space with island and garden access.
- Private walled garden, off-road parking, and double garage.
- Occupying a desirable corner plot within a sought-after residential area.



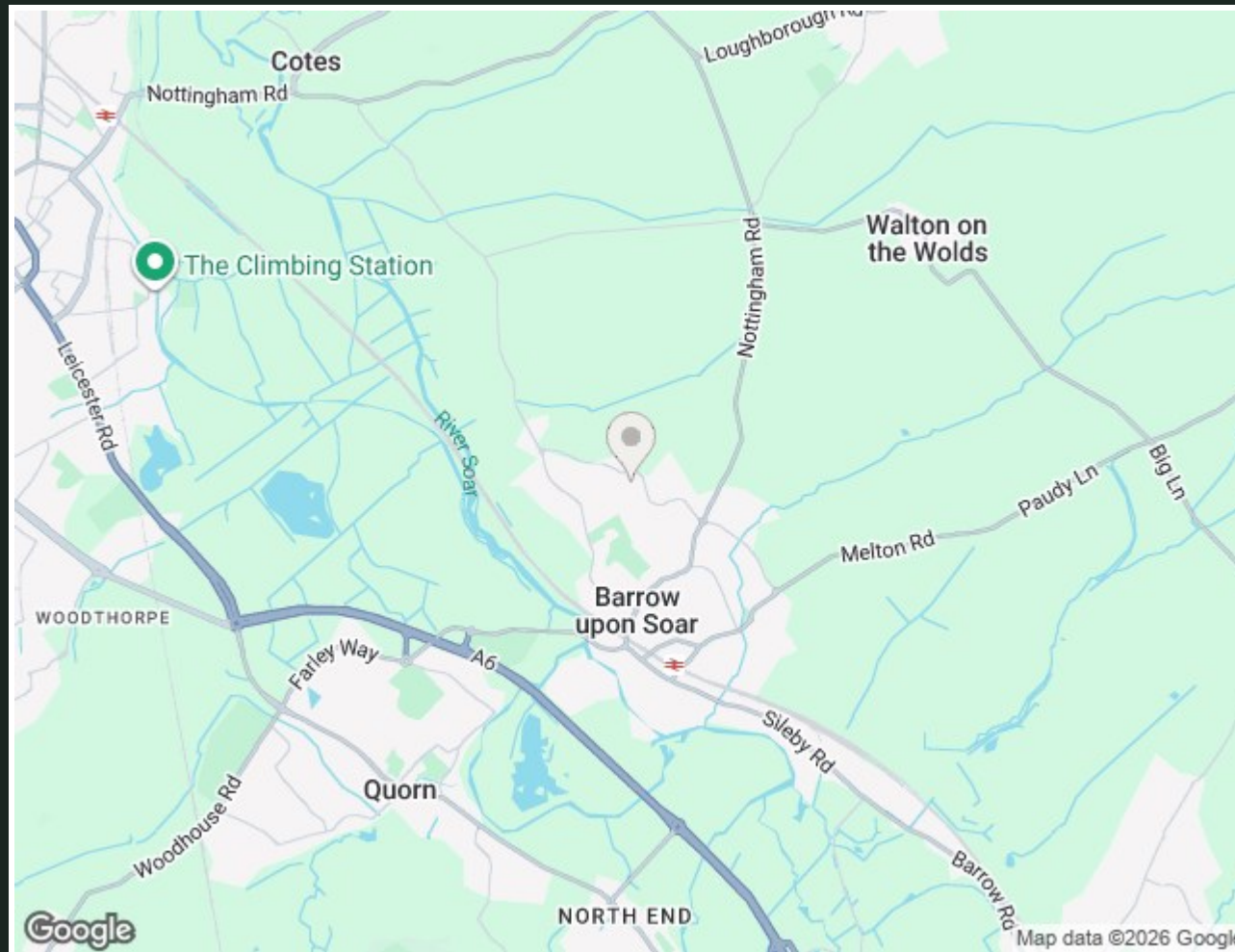
# REZIDE

5 3 2

2065.00 sq ft

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

# Where to find Limestone Drive, Barrow Upon Soar, Loughborough



Positioned within a sought-after residential setting, this home enjoys the advantages of a well-connected yet peaceful location. With easy access to local amenities, reputable schooling, and transport links, the property is perfectly placed for both families and commuters, while still offering a sense of space and privacy thanks to its corner plot position.