



REZIDE
GROUP

OFFERS OVER £575,000
WELLAND ROAD, BARROW UPON SOAR,



Rezide is thrilled to offer to the market this rare opportunity, a detached residence situated in the highly coveted Welland Road in Barrow upon Soar. This exceptional home boasts a spectacular riverside setting with direct river frontage, complete with a mooring and views overlooking the picturesque weir. Perfectly positioned in one of the highly sought after Charnwood villages, this property provides a unique chance to create your dream family home in an idyllic location. There is ample scope to extend the property, subject to the necessary consents.



As you approach the property via the prestigious Welland Road, you are immediately captivated by its exceptional setting on the banks of the River Soar, with serene views of the weir. Entering through glazed patio doors, you are welcomed into a porch leading into the entrance hallway, where you will find a convenient downstairs W.C. To the right, there is a spacious lounge diner featuring a beautiful large picture window that offers breathtaking river views to the front. Towards the rear, the kitchen diner is equipped with a range of wall and base level storage units, laminate work surfaces with inset oven and hob, as well as space for a washing machine and a sink with a draining unit. Additional storage is provided by a pantry cupboard, and a door from the kitchen gives access to a lobby which connects to the double garage.







Upstairs, the property offers four well-proportioned bedrooms and a contemporary shower room. The generous double bedroom at the front of the house enjoys stunning views across the river and beyond. The property is set on a generous plot with ample parking available on the block paved driveway. The beautifully landscaped rear garden, with its manicured lawn and mature planted borders, provides the perfect setting for entertaining family and friends. Additionally, the property benefits from a riverbank mooring at the front, complete with a well-maintained lawn and landing area.





This unique riverside home on Welland Road presents an unparalleled opportunity to enjoy a tranquil lifestyle in one of the most desirable areas of Barrow upon Soar.





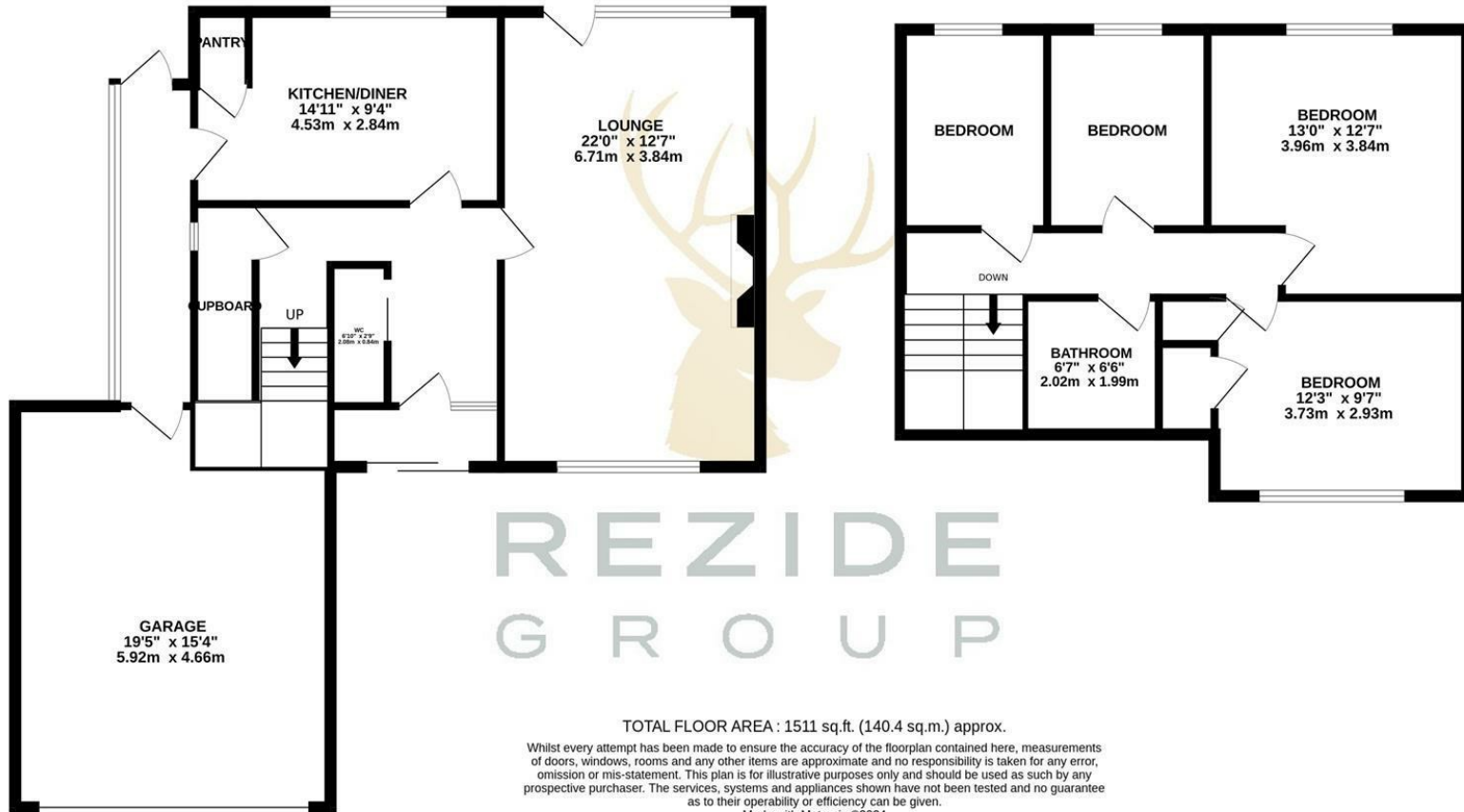
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PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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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