



REZIDE  
GROUP

OFFERS IN  
NURSERY GROVE, BARROW UPON SOAR,



Rezide are delighted to present this modern home which is ideal for those looking to purchase their first home or those looking to downsize. Located within a quiet and sought-after residential estate in Barrow upon Soar. This attractive property boasts a range of appealing features, making it an excellent choice for families. One of its standout features is the generously sized, south-east facing garden, which is unusually large for this style of property and benefits from plenty of sunshine throughout the day, offering a perfect space for outdoor living and entertaining.



The accommodation is well-designed to suit modern family life, beginning with a light and airy entrance hall that creates a welcoming first impression. A convenient cloakroom is located off the entrance hall, ideal for guests. The heart of the home is the versatile open-plan living area. To the front, you'll find a fully fitted kitchen, equipped with modern appliances and ample storage. This space seamlessly flows into the living and dining area at the rear, which benefits from an abundance of natural light and offers direct access to the garden, enhancing the connection between indoor and outdoor spaces.







Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a highlight, featuring its own ensuite shower room for added privacy and convenience. The remaining two bedrooms are served by a contemporary family bathroom, making the upstairs layout both practical and comfortable for family living.

The garden is beautifully landscaped, featuring a well-maintained lawn, a planted border, and a mature tree at the rear, providing both privacy and natural beauty. Additionally, there is a patio area directly accessible from the living area, perfect for alfresco dining or relaxing in the sun. Gated access adds to the convenience of the outdoor space, while parking for two vehicles is available adjacent to the property.







Location is another key advantage of this property. Nursery Grove in Barrow upon Soar is conveniently situated close to a range of local amenities, including shops, supermarkets, and restaurants. Families will appreciate the proximity to local schools catering to all age groups. For commuters, the property offers excellent transport links, including easy access to Barrow Train Station, connecting you to major destinations.

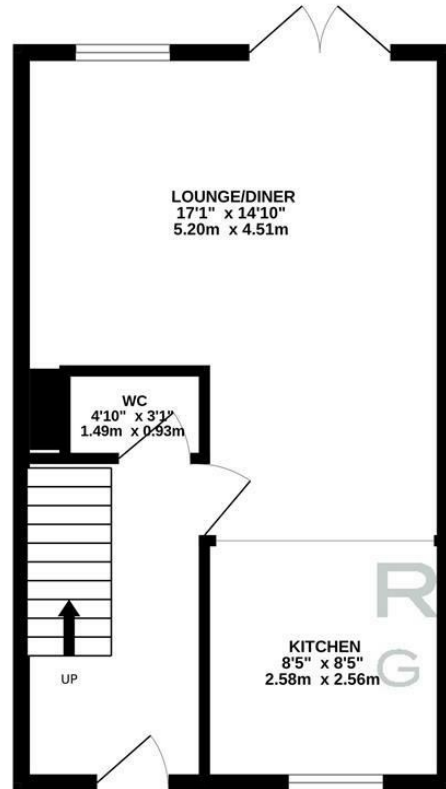
**SOLAR PANELS:** The solar panels are owned by this property and this is a huge benefit which assists in reducing the energy bills generating an income of £380 per annum approximately.



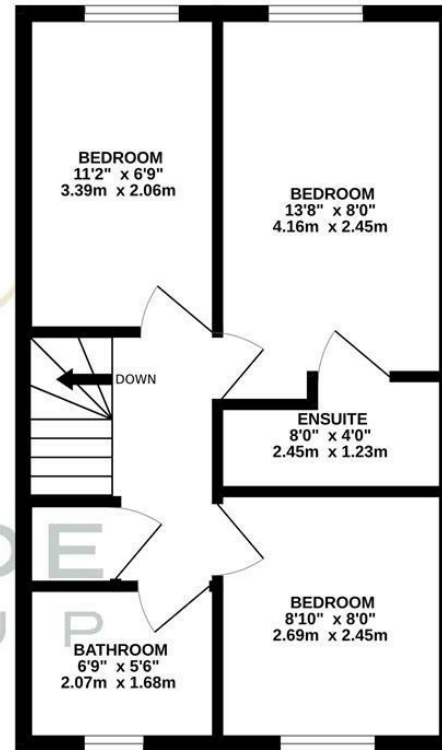




GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



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TOTAL FLOOR AREA : 752 sq.ft. (69.8 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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