



GUIDE PRICE £289,950  
NEW STREET, BARROW UPON SOAR







This charming 1930s semi-detached home in the sought-after village of Barrow upon Soar offers beautifully maintained accommodation with original period features. It includes three spacious bedrooms, a bay-fronted sitting room, a superb dining kitchen, and south-facing rear gardens blending classic and modern appeal.





A charming 1930s semi-detached period home, situated in the highly desirable village of Barrow upon Soar, offers beautifully maintained accommodation and a wealth of character throughout. With south-facing rear gardens, this property combines classic features with modern comfort. The home includes three generously sized bedrooms, a superb dining kitchen, and a bay-fronted sitting room. Original fireplaces, flooring, plasterwork, woodwork, and stained glass enhance the property's period charm.



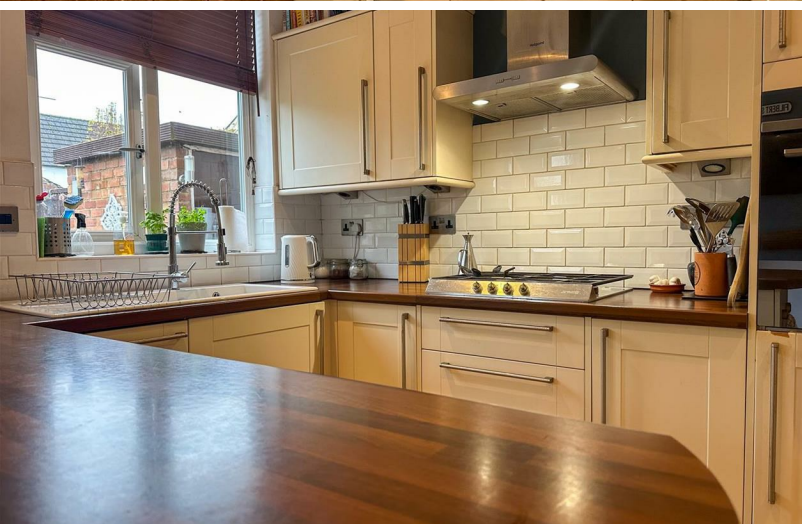








Inside, the home is accessed via an original front door with stained glass wing windows, leading to a spacious entrance hall. The formal sitting room at the front of the house features an open fire and a bay window, creating a cozy and inviting atmosphere. At the rear, the impressive shaker-style dining kitchen has been updated with new integrated appliances and a recently replaced boiler, located in the pantry. The dining area benefits from a feature bay with patio doors that open onto an outdoor seating terrace, perfect for entertaining. On the first floor, there are three good-sized bedrooms and a family bathroom with a three-piece suite.





FILBERT STREET LE2





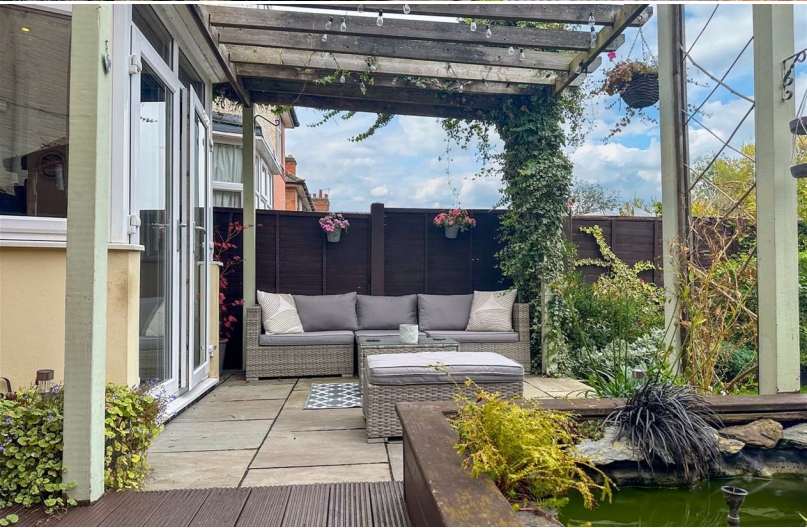


The property is located in the heart of Barrow upon Soar, a sought-after village in Charnwood, known for its convenient amenities including a nearby train line, schools, and a high street with local shops. The house is set behind a low-level brick wall with gated access to a well-kept front garden. To the rear, the private, landscaped garden offers a peaceful retreat with a lawn, two seating areas, a garden pond, a Wendy house, a brick-built BBQ, and a utilities outhouse.















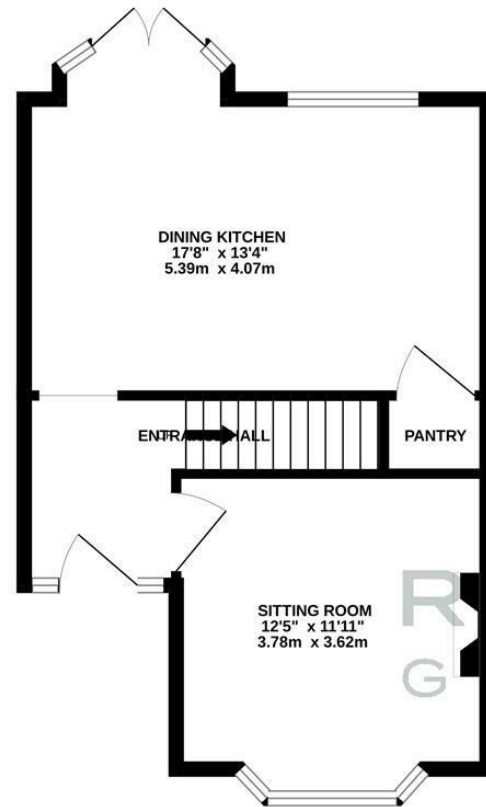


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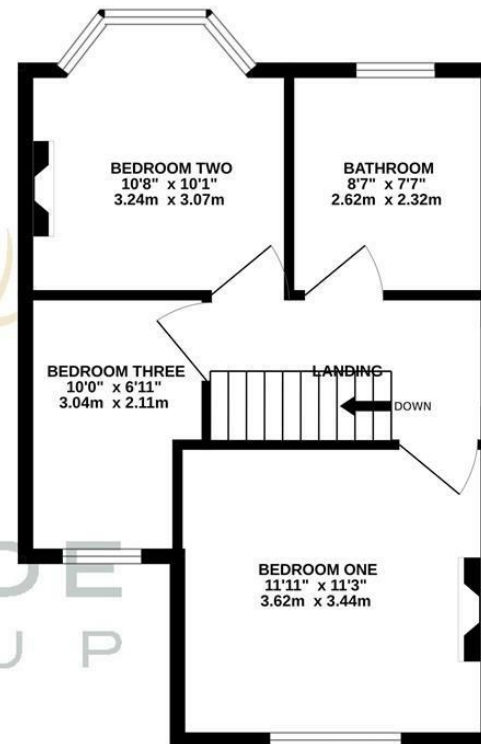
PLOT PLAN FOR GUIDANCE ONLY



GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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