



OFFERS OVER £240,000
NEW STREET, BARROW UPON SOAR,



Rezide is delighted to present this immaculately presented three-bedroom mid-terraced character property, situated in the highly sought-after village of Barrow upon Soar. Offering a perfect blend of modern comforts and traditional charm, this stunning home boasts spacious accommodation across three floors and is ideally located for access to local amenities and excellent transport links.



Barrow upon Soar is a picturesque and vibrant village in northern Leicestershire, nestled between Leicester and Loughborough. The village benefits from excellent transport connections, with the Midland Mainline and Ivanhoe Line railway services stopping at Barrow upon Soar station, providing convenient links to nearby cities. Additionally, the A6 runs adjacent to the village, allowing for easy access to major road networks, while motorway access is just a 10-minute drive away. The village offers a range of amenities, including a local Co-op, a florist, a coffee shop, and a variety of pubs such as the Soar Bridge Inn, The Navigation Inn, and the Blacksmith Arms. Surrounding villages including Quorn, Sileby, Rothley, and Mountsorrel are also just a short drive away.

This beautifully maintained home offers a wealth of character and





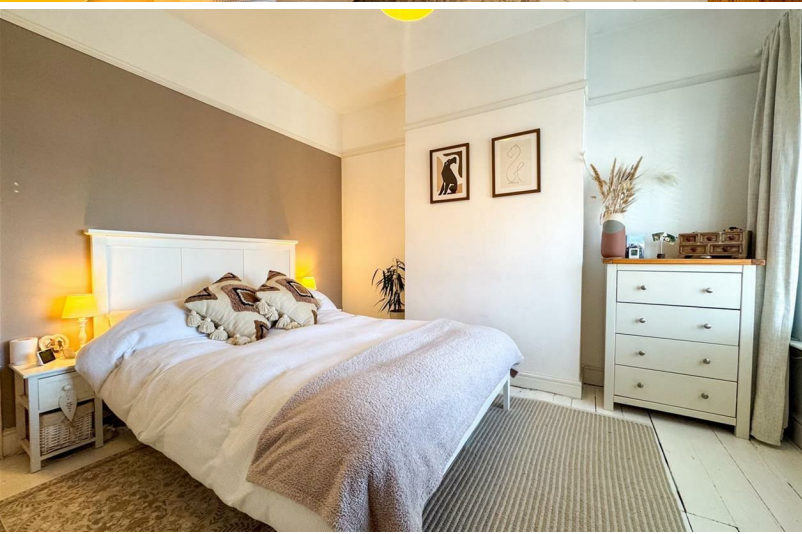


modern enhancements. Upon entering, you are greeted by a spacious and inviting living room, which seamlessly flows into a charming dining room featuring a recently fitted multi-fuel burning stove, creating a cosy and warm ambiance. The well-appointed kitchen is a standout feature of the home, boasting underfloor heating for added comfort, making it an ideal space for culinary enthusiasts.

Ascending to the first floor, you will find two generously sized double bedrooms, both offering ample natural light and space. The family bathroom is also located on this level and features an airing cupboard housing a Viessmann Vitodens 100 combination boiler, along with a newly installed electric shower. The top floor of this exceptional home presents a







spacious double bedroom, complete with a skylight, providing a bright and airy retreat.

The property has been meticulously maintained and is ready for immediate occupation, benefitting from newly fitted shutter blinds, gas central heating powered by the efficient combination boiler, and double-glazed windows throughout. The previous owners have carried out extensive improvements, including the installation of a new fuse box/consumer unit, all new flooring to the ground floor, underfloor heating in the kitchen, repointing of the chimney with new lead flashing, and replastering of multiple rooms. Additionally, the log-burning stove in the dining room enhances the charm and warmth of the property.





Externally, the property is set on a generously sized plot, featuring a stunning and picturesque rear garden. The beautifully maintained outdoor space comprises a paved seating area, a well-kept lawn, and secure fenced boundaries, offering a private and tranquil setting. A side access route provides convenient entry to the front of the property.

This exceptional family home is a true gem and must be viewed to fully appreciate the level of accommodation on offer, as well as the immaculate presentation and generous living space. With its perfect balance of character and modern living, this property represents a fantastic opportunity for families, professionals, or investors alike.









REZIDE
GROUP



PLOT PLAN FOR ILLUSTRATIVE PURPOSES ONLY



GROUND FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 151 SQ.FT.
(14.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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