



BABINGTON ROAD, BARROW UPON SOAR
OFFERS OVER: £280,000





Rezide are delighted to introduce Babington Road, a charming three-bedroom detached renovation project with fantastic potential. This property offers spacious ground-floor living, a beautiful private garden, off-road parking, and excellent scope for a two-story side extension (subject to planning permission). Unlike some renovation projects, we feel this home wouldn't require much work to reach a fantastic standard, making it an ideal family home. Priced to sell quickly, we expect significant interest in this property. To arrange a viewing or for more information, please contact Rezide on (01509) 274474.



As you approach the home, you'll be greeted by a well-maintained front garden featuring established shrubs and trees, alongside a long driveway leading to the garage situated in the rear garden. To the right-hand side of the property, you'll notice a substantial amount of space, which—with planning permission—could accommodate a fantastic one- or two-story wraparound extension.

Stepping inside, you enter a welcoming entrance hall, where you'll find a small storage cupboard to the left and the staircase to the right. From here, you can access the spacious lounge area, which is bathed in natural light thanks to two smaller windows and a large picture window. A lovely open fireplace adds to the room's charm. The lounge seamlessly flows into the dining area, creating an open-plan space ideal for modern living. This area benefits from another large window and a back door leading into the garden. From the dining room, a doorway leads into the kitchen, which has been designed with functionality in mind. Previously owned by a keen cook, the kitchen





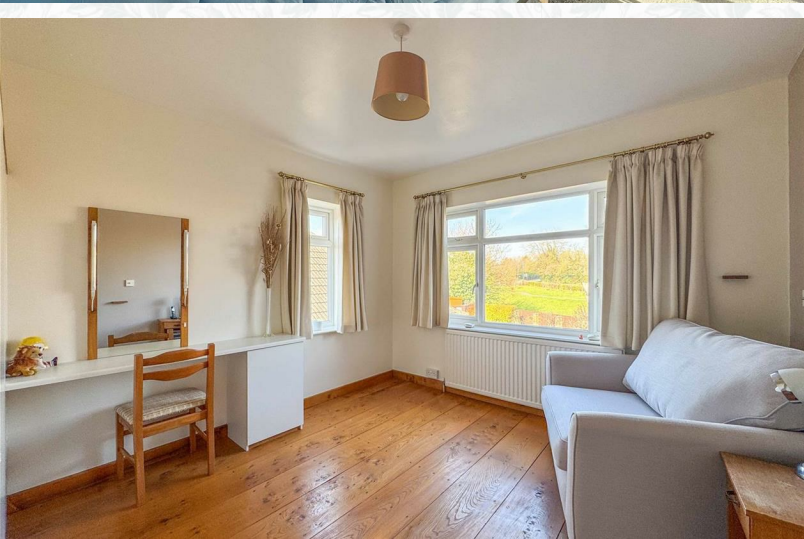


features a commercial-style stainless steel design, ample cupboard space, a high-powered extractor fan, and a large Kenwood gas range oven. A double sink overlooks the side of the property, and there is also a pantry cupboard and side door for additional access.

Upstairs, you'll find three generously sized double bedrooms. The master bedroom overlooks the front of the property, featuring a large window, neutral décor, soft carpeting, and fitted wardrobes. Bedroom two boasts beautiful timber flooring, two windows (one overlooking the rear garden), and tasteful white walls. Additional built-in storage provides practicality. Bedroom three, similar in layout to bedroom two, benefits from dual windows, ensuring plenty of natural light.







The rear garden is a standout feature—private, beautifully landscaped, and not overlooked, thanks to the neighbouring bungalow. The lush lawn, mature tree, and established flowerbeds create a serene outdoor retreat. Additionally, the garage and workshop provide ample storage space and practical work areas.

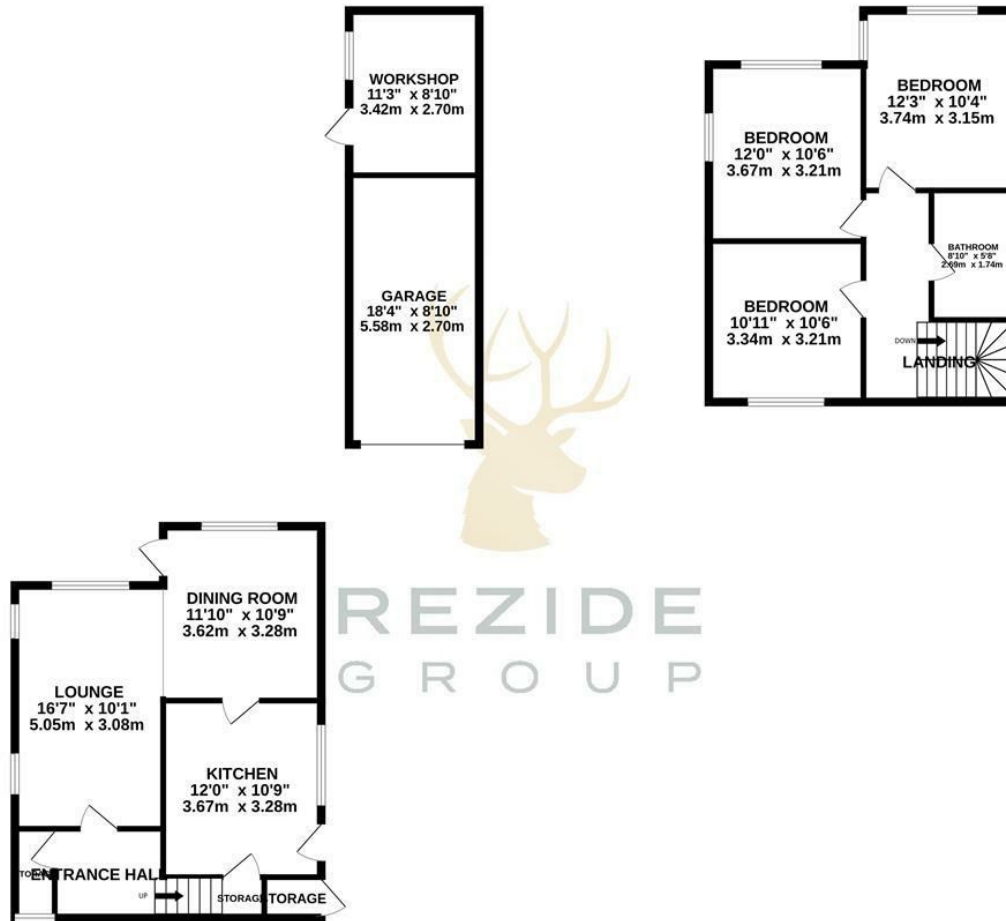
This property is perfect for families, with picturesque walking trails nearby and a local primary school just a short distance away. Convenience is at your doorstep, with a shop across the road and a bus stop right outside the property for easy commuting.

Don't miss this opportunity to transform Babington Road into your dream home. Contact Rezone today to arrange a viewing!



GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 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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KEY FEATURES:

- FANTASTIC RENOVATION OPPORTUNITY
- THREE BEDROOM DETACHED
- POTENTIAL TO EXTEND
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING
- BEAUTIFUL PRIVATE REAR GARDEN
- OFF ROAD PARKING AND GARAGE
- GREAT LOCATION FOR FAMILIES
- NO UPWARD CHAIN!!!
- EPC - COMING SOON

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

3

1

2

House - Detached

Scan to book your valuation!

