



HERON ROAD, BARROW UPON SOAR, LOUGHBOROUGH

OFFERS OVER £ 300,000



Rezide are delighted to present this thoughtfully extended semi-detached home, ideally positioned at the end of a quiet cul-de-sac on Heron Road, within the highly sought-after Charnwood village of Barrow upon Soar. Having been cherished by the same family since its construction, this property has been maintained to an exceptional standard and boasts beautifully landscaped gardens that provide a serene and private outdoor retreat.



Upon arrival, the home makes a striking first impression, set back from the road with a concrete-stamped driveway offering ample off-road parking. A charming cherry tree at the front boundary adds to the property's kerb appeal. Entering through a glazed front door, you are welcomed into a bright entrance hallway which provides access to the principal reception room and the staircase to the first floor. The bay-fronted lounge is spacious and inviting, offering plenty of room for family gatherings and centred around an inset gas fireplace with marble surround and a timber mantelpiece, creating a warm and homely atmosphere.

To the rear of the property, the kitchen-diner is fitted with a range of base level storage units and laminate work surfaces, complemented by an inset sink with mixer tap, space for a freestanding oven, plumbing for a washing machine, and room for an undercounter fridge. A useful under-stairs storage cupboard





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adds practicality, while a door leads through to the conservatory – a superb addition to the home with checkboard flooring that flows through from the kitchen, panoramic views of the garden, and French doors opening out onto a generous patio, ideal for alfresco dining or simply enjoying the peaceful surroundings.

Upstairs, this extended home features three generously sized double bedrooms. The principal bedroom overlooks the rear garden and benefits from fitted wardrobes and space for a super king-size bed. The second bedroom is a sizeable double with dual-aspect windows to the front, providing space for a bed, desk, and additional storage. The third bedroom, part of the extension, is also a comfortable double and benefits from a modern en-suite shower room, complete with a walk-in shower and stylish contemporary fittings. The family bathroom is equipped with a panelled bath with





mixer taps, pedestal wash hand basin, low-level WC, and tiling to key areas.

Externally, the property enjoys an enviable and peaceful location. The rear garden has been lovingly landscaped by the current owners and is a true highlight of the home. Designed for both relaxation and entertaining, it features a substantial patio area, steps leading to a manicured lawn, mature planted borders, a raised deck area, a timber shed, and a striking monkey puzzle tree as a central focal point. There is also convenient access to the garage from the garden.

This is a superb opportunity to acquire a well-presented family home in a prime village location with excellent outdoor space and scope for further personalisation. Early viewing is highly recommended to appreciate all that this charming home has to offer.







Heron Road, Barrow Upon Soar, Loughborough

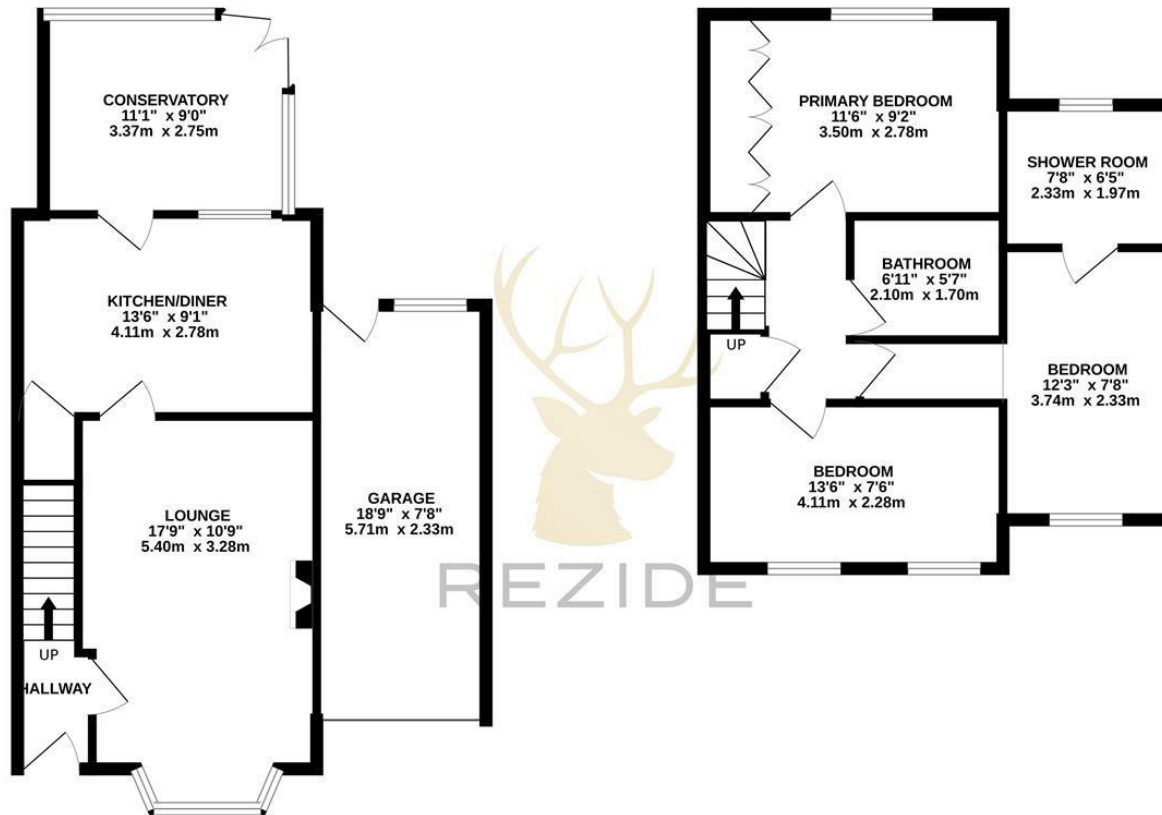


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GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 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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KEY FEATURES:

- THREE DOUBLE BEDROOMS
- THOUGHTFULLY EXTENDED
- DESIRABLE CUL DE SAC POSITION
- SOUGHT AFTER VILLAGE LOCATION
- VERSATILE ACCOMMODATION
- BEAUTIFUL GARDENS
- ORP & GARAGE
- LOVED FAMILY HOME



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2



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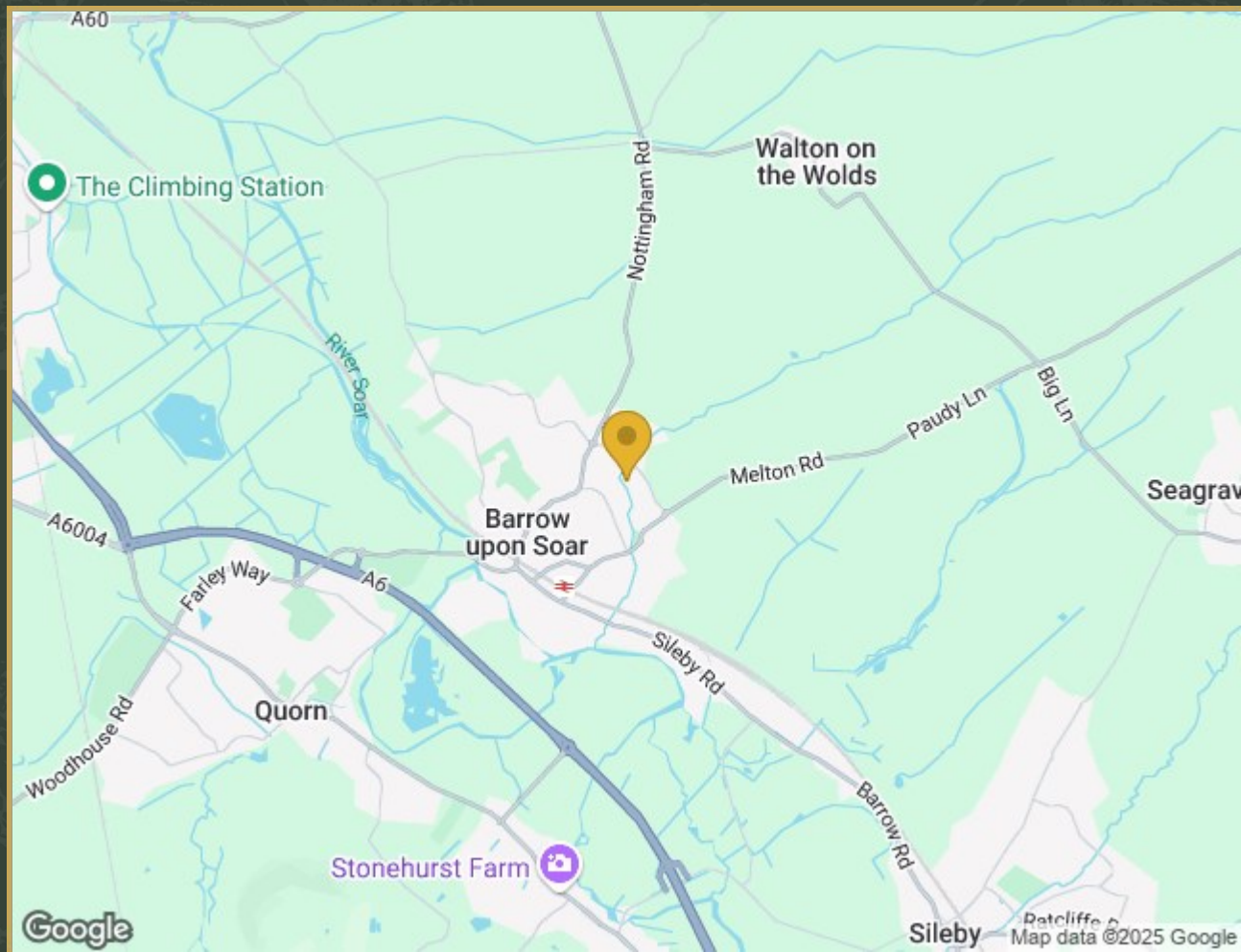


1064.00 sq ft



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	55		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Location



28 Heron Road, Barrow Upon Soar, Loughborough, LE12 8AS

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