



HUSTON CLOSE, BARROW UPON SOAR, LOUGHBOROUGH

ASKING PRICE: £ 265,000



Welcome to this beautifully presented three-bedroom semi-detached home, ideally situated on Huston Close in the sought-after village of Barrow Upon Soar. Finished to a modern standard throughout, this charming property offers a fantastic opportunity for first-time buyers or those looking to downsize into the peaceful and picturesque setting of Charnwood.



An impressive 3-bedroom semi-detached home, thoughtfully extended to offer spacious and modern living. Perfect for first-time buyers or those looking to downsize, this property boasts a well-designed layout and contemporary finishes. Situated in the highly sought-after area of Barrow Upon Soar, a vibrant and welcoming community with excellent amenities.

Upon arrival, you're welcomed by a stoned driveway, currently offering parking for two vehicles, with the potential to expand if desired. A spacious entrance hallway invites you into the home, featuring open under-stairs storage—an ideal spot for coats, shoes, and everyday essentials.

To the left, a modernised W.C. has been tastefully updated and includes a compact, stylish sink basin. Directly opposite, you'll find an additional open cloakroom area, offering extra space for belongings or seasonal storage.





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To the right of the hallway is the generous living room—an ideal setting for relaxed family living. This inviting space features a charming electric fireplace that brings a cosy warmth to the home.

At the rear lies the heart of the home: an open-plan kitchen and dining area. The kitchen offers ample storage, space for a freestanding fridge/freezer, plumbing for a washing machine and dishwasher, room for a tumble dryer, and comes equipped with an electric oven and induction hob. It overlooks the private rear garden, offering both practicality and a pleasant view.

The adjoining dining area has been tastefully decorated and comfortably



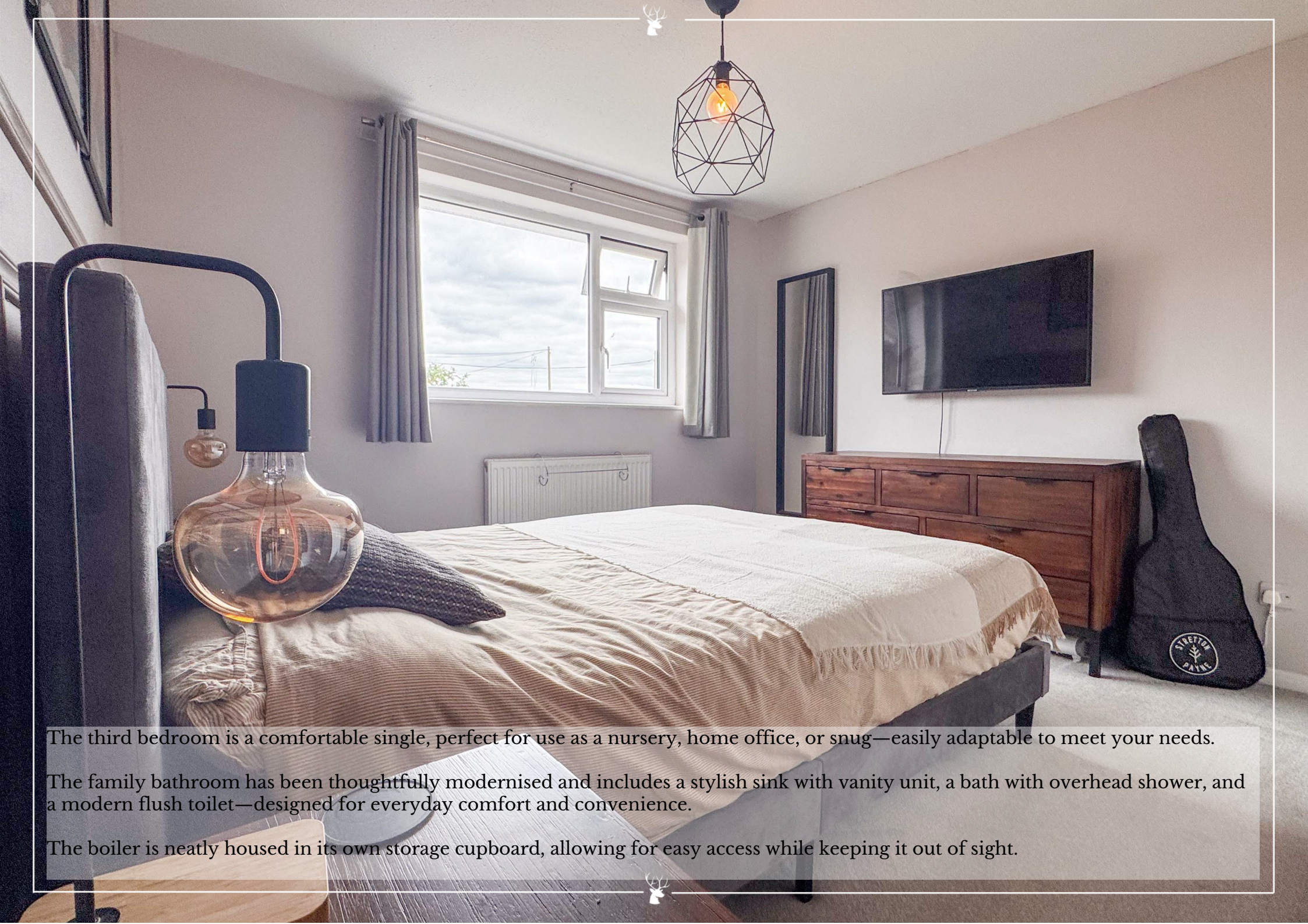


accommodates family dining. Currently used as a children's play area, this flexible space could easily be adapted to suit your needs—whether as a study, snug, or hobby room. A freestanding log burner adds both charm and warmth, enhancing the cosy ambiance of this multi-functional space.

Upstairs, the property offers two spacious double bedrooms, a well-proportioned single bedroom, a modern family bathroom, and a convenient boiler room.

The primary bedroom is light and airy, featuring built-in wardrobes that offer excellent storage without compromising space. The second double bedroom is equally versatile, ideal for all ages, and enjoys a pleasant outlook over the rear garden.

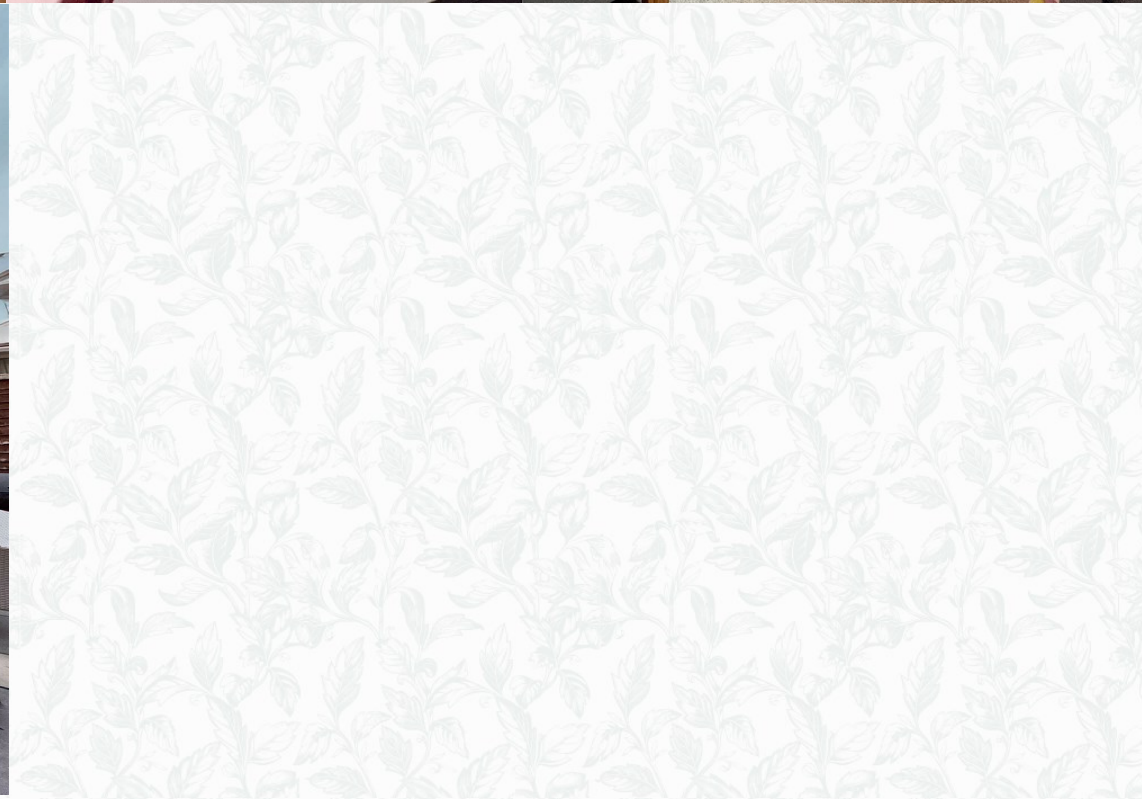




The third bedroom is a comfortable single, perfect for use as a nursery, home office, or snug—easily adaptable to meet your needs.

The family bathroom has been thoughtfully modernised and includes a stylish sink with vanity unit, a bath with overhead shower, and a modern flush toilet—designed for everyday comfort and convenience.

The boiler is neatly housed in its own storage cupboard, allowing for easy access while keeping it out of sight.



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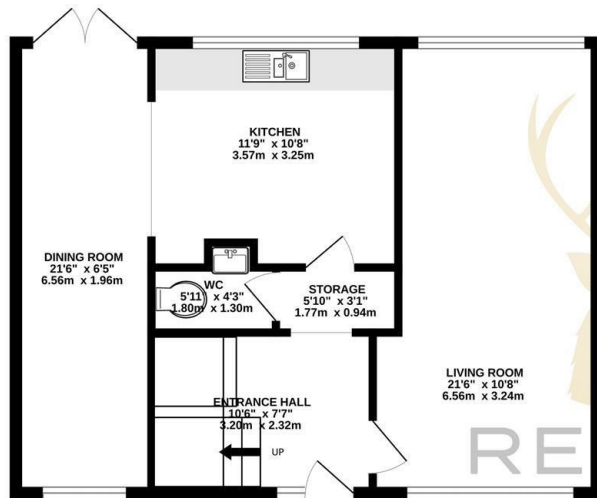
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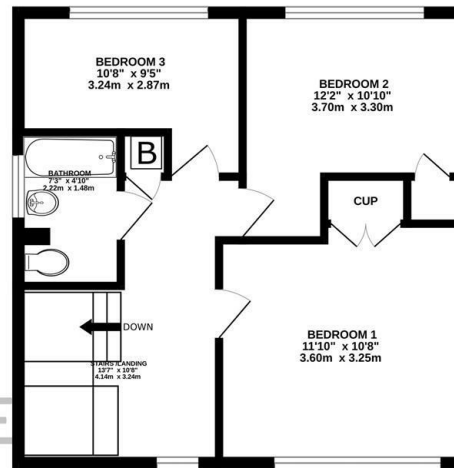
KEY FEATURES:

- DRIVEWAY FOR SEVERAL VEHICLES
- PRIVATE REAR GARDEN
- MODERN DECOR
- LOG BURNER
- VILLAGE LOCATION
- LOCATED ON A CUL-DE-SAC

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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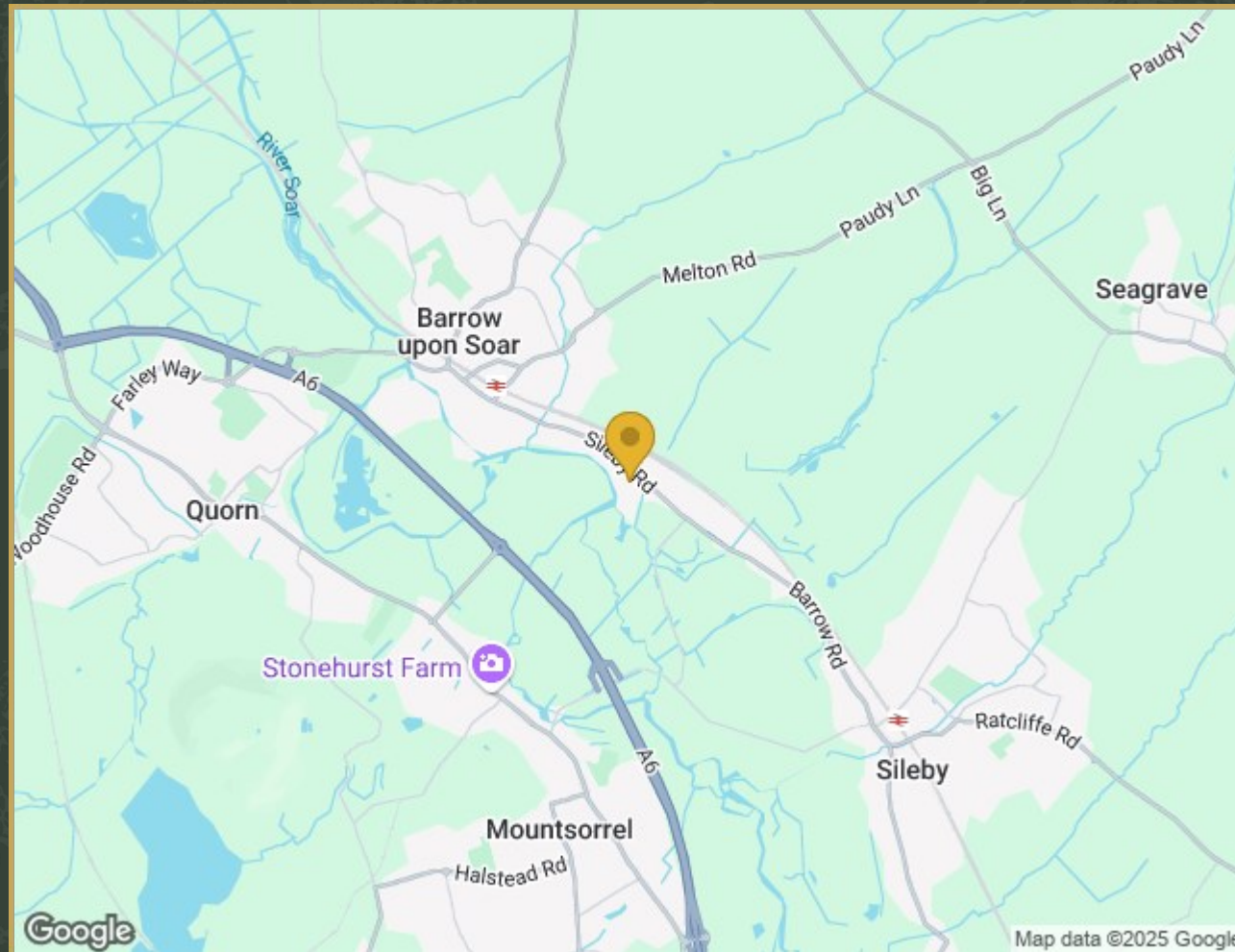
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1076.40 sq ft

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Property Location



13 Huston Close, Barrow Upon Soar, Loughborough, LE12 8NB