



**WILLOW ROAD, BARROW UPON SOAR**

GUIDE PRICE £299,950





Step into the perfect blend of contemporary living and village charm with this beautifully presented three-bedroom semi-detached family home. Situated in the highly sought-after village location of Barrow Upon Soar, this property offers generous living spaces, modern finishes, and a seamless flow from indoors to outdoors—ideal for both relaxing and entertaining.





## Ground Floor

Step through the modern composite front door and into a welcoming entrance hall. To the right, discover a spacious lounge bathed in natural light from a beautiful box bay window, creating a bright and airy atmosphere perfect for relaxing with the family. The warm and cosy feel throughout the home is immediately evident.

Beyond the lounge lies the heart of the home: a stylish kitchen/diner. This space is designed with high-specification fittings and contemporary white units, perfectly complemented by a range of quality fixtures. French doors seamlessly connect the interior to the landscaped rear garden—ideal for effortless indoor-outdoor living. A convenient downstairs cloakroom off the dining area offers additional storage and practicality.







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### First Floor

The first floor hosts two generous double bedrooms, each offering versatile living space for family, guests, or a home office. The well-appointed family bathroom features a modern suite with a shower over the bath, WC, and wash hand basin—an ideal space to unwind after a long day.

### Second Floor

Retreat to the luxurious master suite on the second floor, boasting fitted wardrobes and a newly renovated three-piece en suite. This tranquil space provides a perfect escape, combining practicality with contemporary comfort.







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## Outside

Step outside to a landscaped garden designed for minimal maintenance and maximum enjoyment. A generous paved area offers ample space for alfresco dining, barbecues, and social gatherings, while a raised decking area at the rear of the garden is perfect for relaxing or hosting friends and family.

## Summary

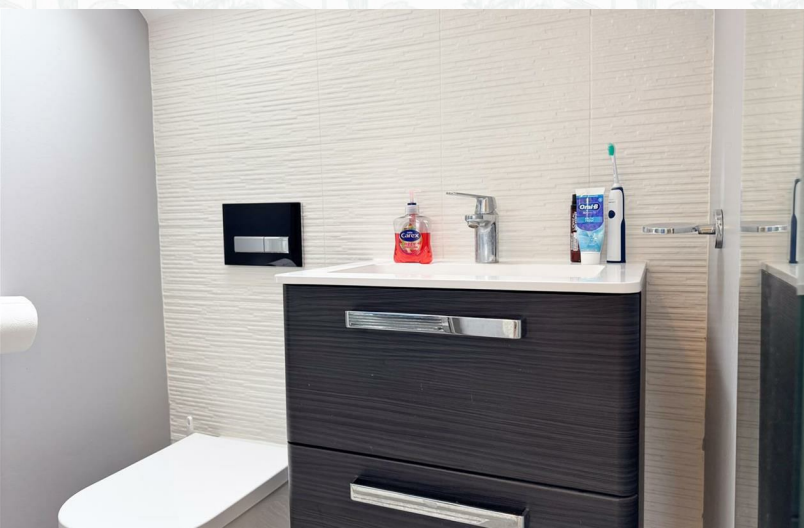
This is more than just a house—it's a home that perfectly balances space, style, and location. Whether you're looking for a vibrant village lifestyle or a peaceful family retreat, this property in Barrow Upon Soar is sure to







impress. Don't miss the opportunity to make this exceptional home your own.











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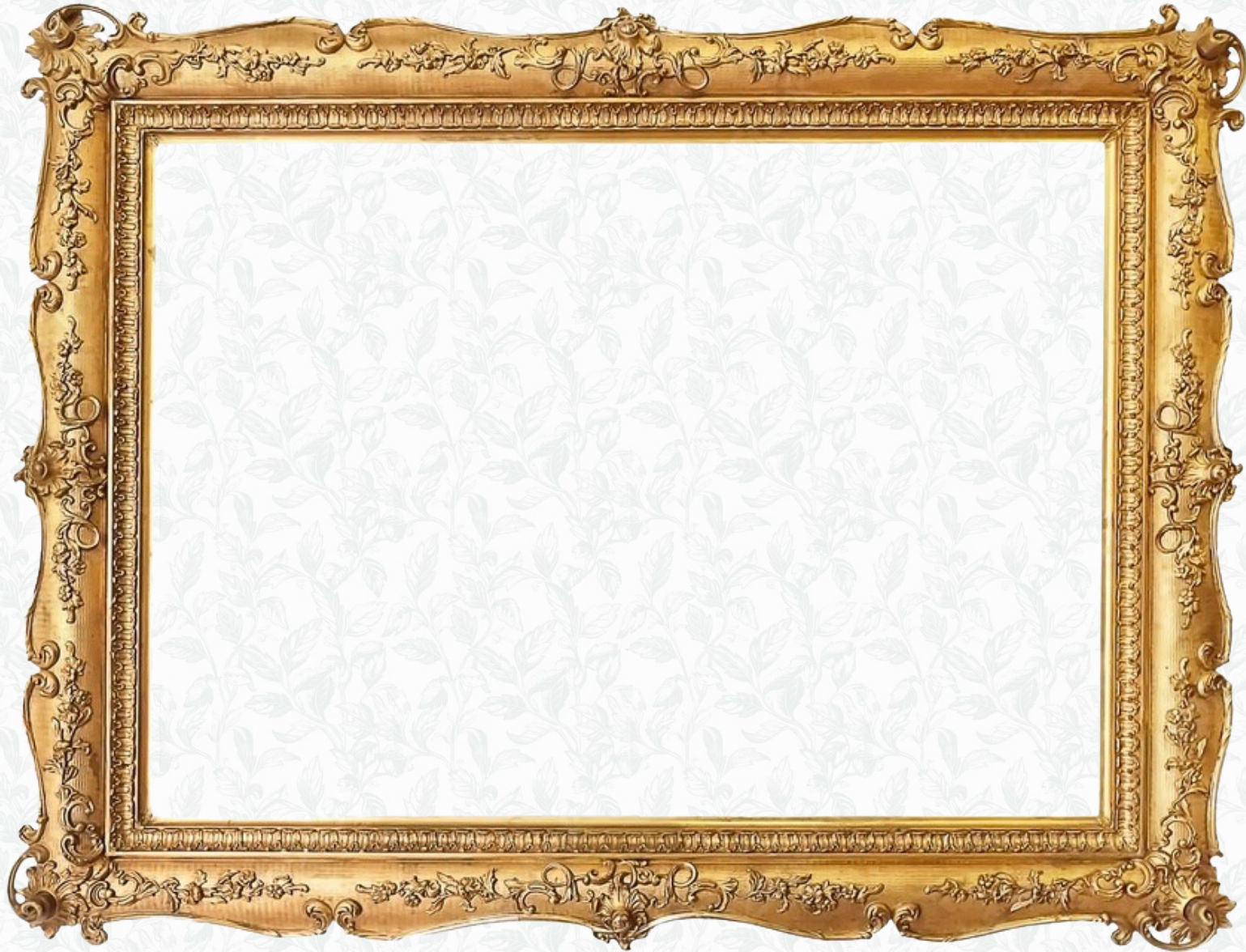
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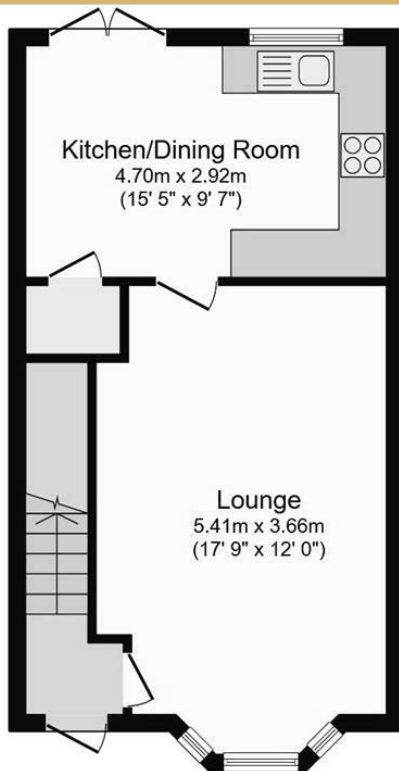




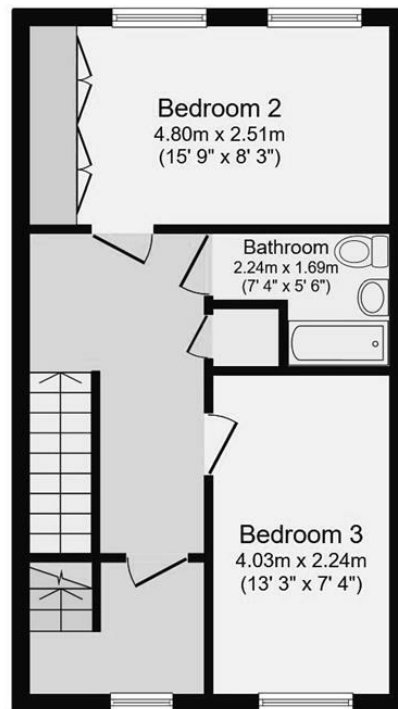




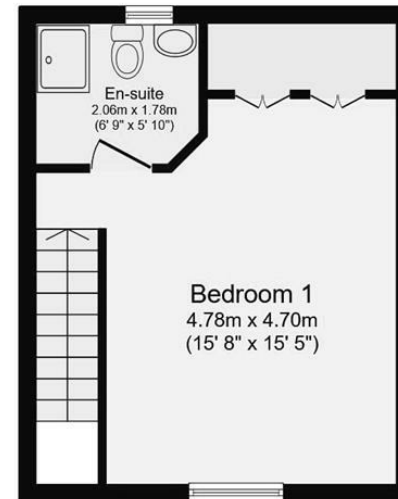




Ground Floor



First Floor



Second Floor

Total floor area 103.8 sq.m. (1,118 sq.ft.) 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:

- Spacious Living Areas
- Modern Kitchen/Diner
- Luxurious Master Suite
- Double Bedrooms Throughout
- Light-Filled Lounge
- Low-Maintenance Garden
- Sought-After Village Location
- Energy-Efficient Comfort



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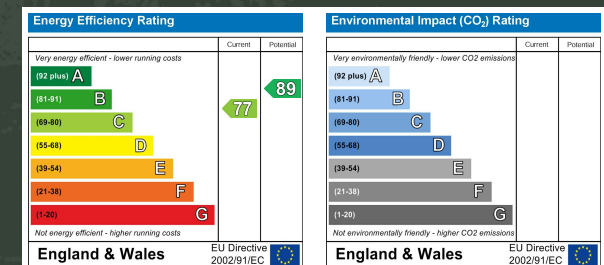
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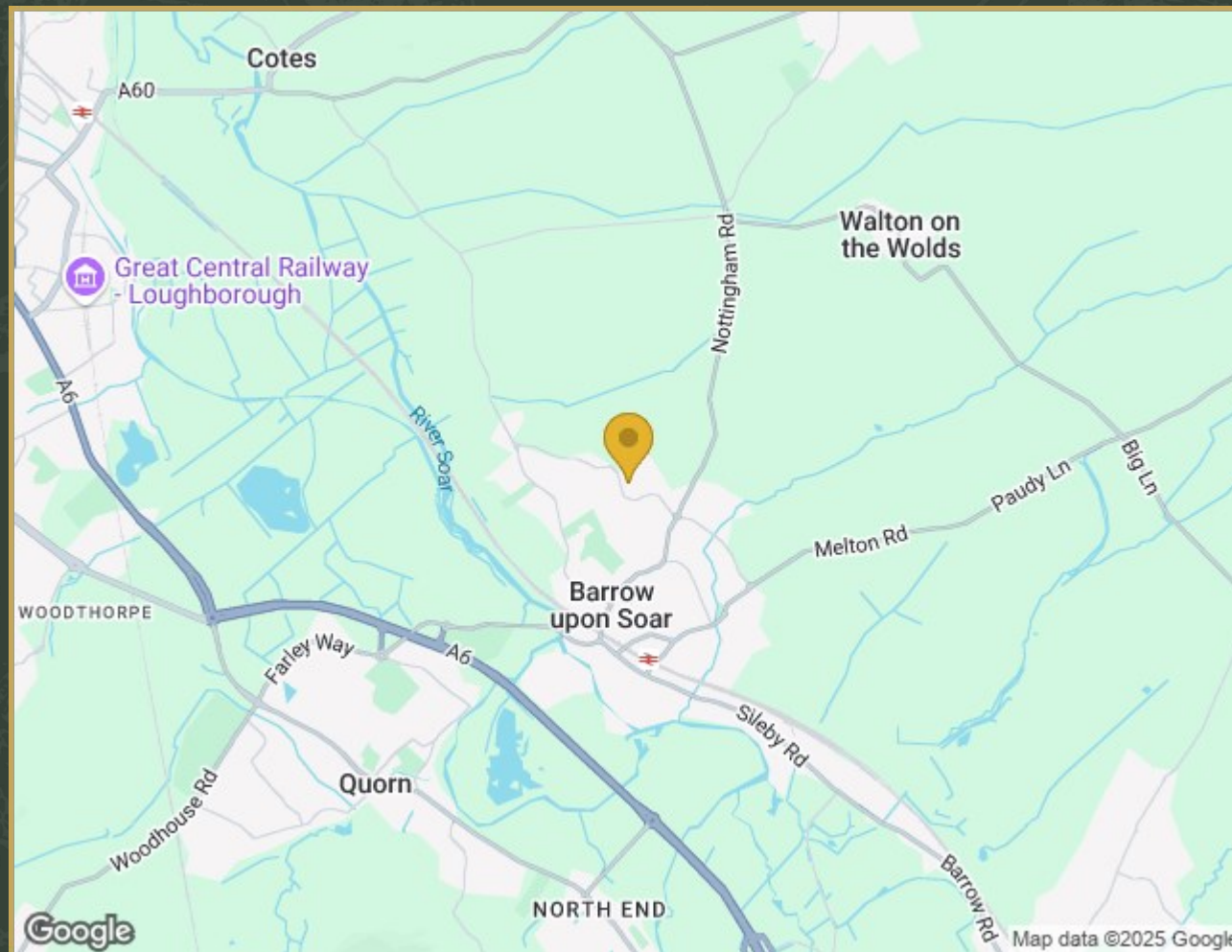


1118.00 sq ft





# *Property Location*



63 Willow Road, Barrow Upon Soar, LE12 8GP



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