



**NEW STREET, BARROW UPON SOAR, LOUGHBOROUGH**

OFFERS OVER: £ 240,000





Stylish Period Home in the Heart of Barrow upon Soar. Located on the ever-popular New Street, just a short stroll from the heart of Barrow upon Soar, this charming period home offers the ideal blend of traditional character and modern comfort. Tucked away in a quiet cul-de-sac, the property boasts three well-proportioned bedrooms, an open-plan kitchen/diner, and a south-facing garden—all within easy reach of the village's vibrant amenities.







## Accommodation Ground Floor:

The welcoming living room features a bay-fronted uPVC window. The open-plan dining room and kitchen offer great flow and functionality, with solid wood-block worktops, appliance spaces, and a glazed rear garden room extension. A downstairs WC adds convenience, while the garden room offers tranquil views and access to the rear garden.

## First Floor:

The main bedroom benefits from wardrobe storage, while the second bedroom also features integrated furniture and a peaceful rear outlook. A well-appointed family bathroom with a three-piece suite completes this level.











### Second Floor:

The upper level houses a flexible third bedroom/home office, complete with a built-in bed, under-bed storage, and Velux-style window for natural light.

### Exterior & Garden

Enjoy the peace and privacy of a south-facing rear garden, thoughtfully landscaped with decking, gravel pathways, and a central lawn. Mature shrub borders provide a colourful backdrop and excellent privacy.







Location: Barrow upon Soar – New Street  
Positioned on New Street, a quiet cul-de-sac just moments from the centre of the village, this home is perfectly placed to enjoy all that Barrow has to offer. The village is renowned for its heritage and natural beauty, with excellent commuter links to Loughborough, Leicester, Nottingham, and beyond via the M1, M69, and mainline rail. Local amenities include well-regarded schools, shops, traditional pubs, a health centre, and a real sense of community.













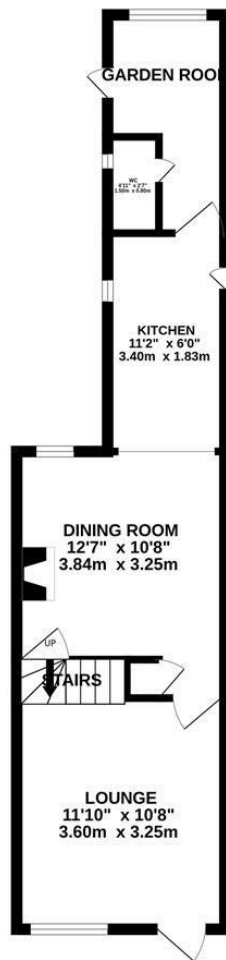




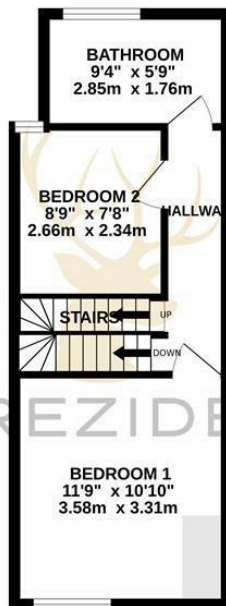




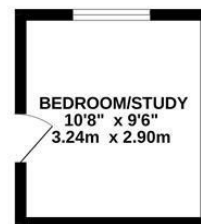
GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



2ND FLOOR  
101 sq.ft. (9.4 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.2 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:

- Walking distance to village centre
- Bay-fronted living room
- Loft bedroom/study with storage and Velux window
- Downstairs WC & garden room
- South-facing rear garden with lawn & decking
- Close to M1, M69 & rail links



3



1



2



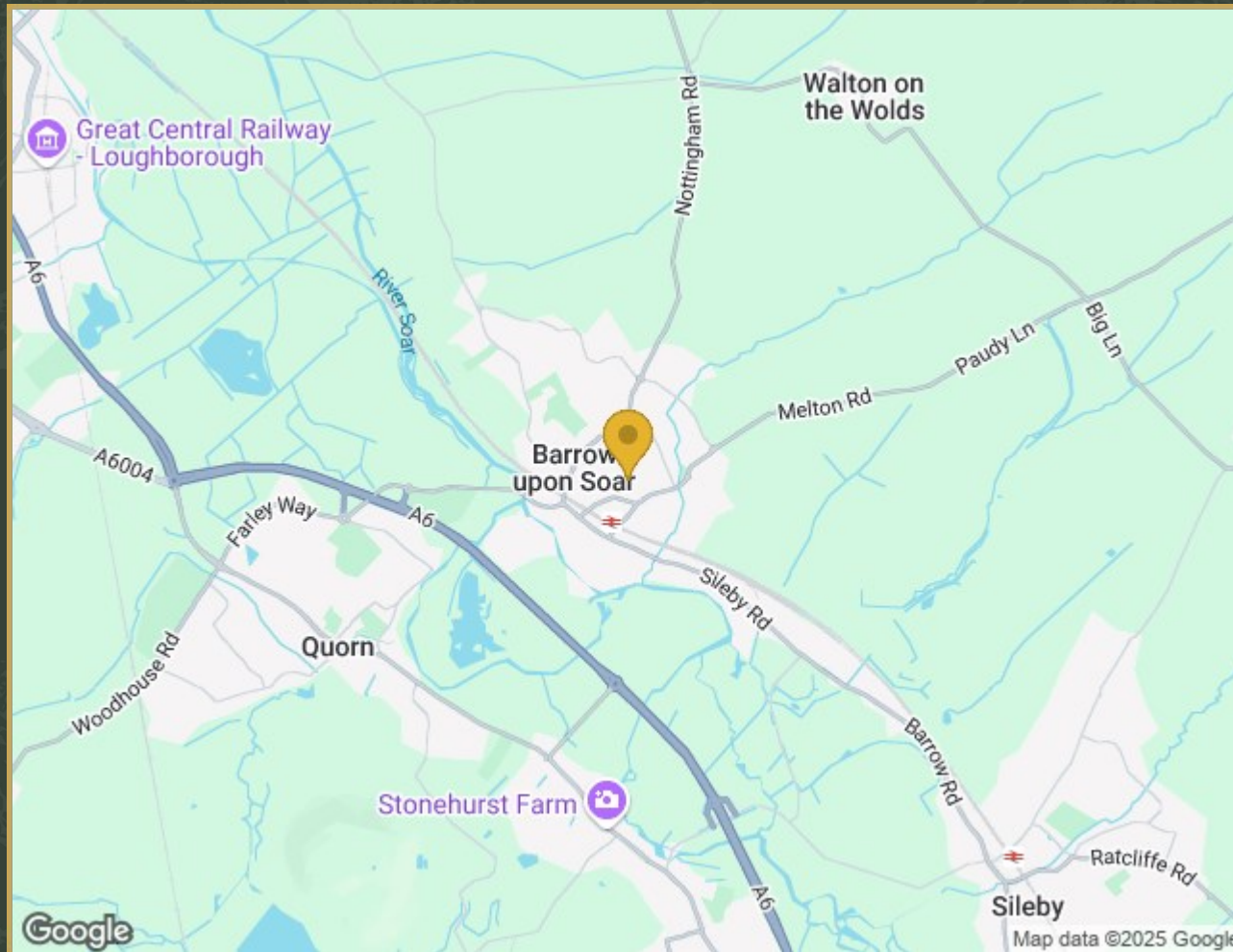
810.00 sq ft



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



# *Property Location*



4 New Street, Barrow Upon Soar, Loughborough, LE12 8PA