



Smiths
your property experts

North Street

Barrow upon Soar

- No upward chain
- Modern two-bedroom village home
- Ideal for first-time buyers or investors
- Situated a stone's throw from shops and amenities
- Lovely kitchen/diner and a separate sitting room
- Off-road parking and a garage to the rear
- Landscaped rear gardens full of the afternoon sun
- Walking distance to the train station

General Description

Smiths Property Experts offer to the market, with no upward chain, this modern two-bedroom home, ideal for first-time buyers or investors. The property is situated in the heart of the bustling and highly regarded Charnwood village of Barrow upon Soar. With off-road parking and a garage to the rear, the property features newly landscaped rear gardens full of afternoon sun.





The Property

The property offers living space laid over two floors, including a kitchen/diner, a separate sitting room with a bay window, and direct garden access to the rear, two bedrooms, and a family bathroom. There is also a useful airing cupboard.

The Outside

Set behind low-maintenance front gardens, the property is situated just a stone's throw from a full host of amenities. To the rear are north-west facing private rear gardens, newly landscaped to feature a flagstone patio with a path leading to the rear gate and a central lawn. Behind the gardens is off-road parking and a convenient garage.

The Location

Barrow upon Soar is a favoured village in the borough of Charnwood in Leicestershire. The village is pretty, with a bustling high street and useful train station giving commuter access to Leicester, Loughborough, Nottingham, and beyond. There is an excellent choice of local schools, a doctor's surgery, a co-op, and a range of small independent shops, public houses, and eateries. The village is situated on the edge of the Charnwood Forest and Bradgate Park.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.

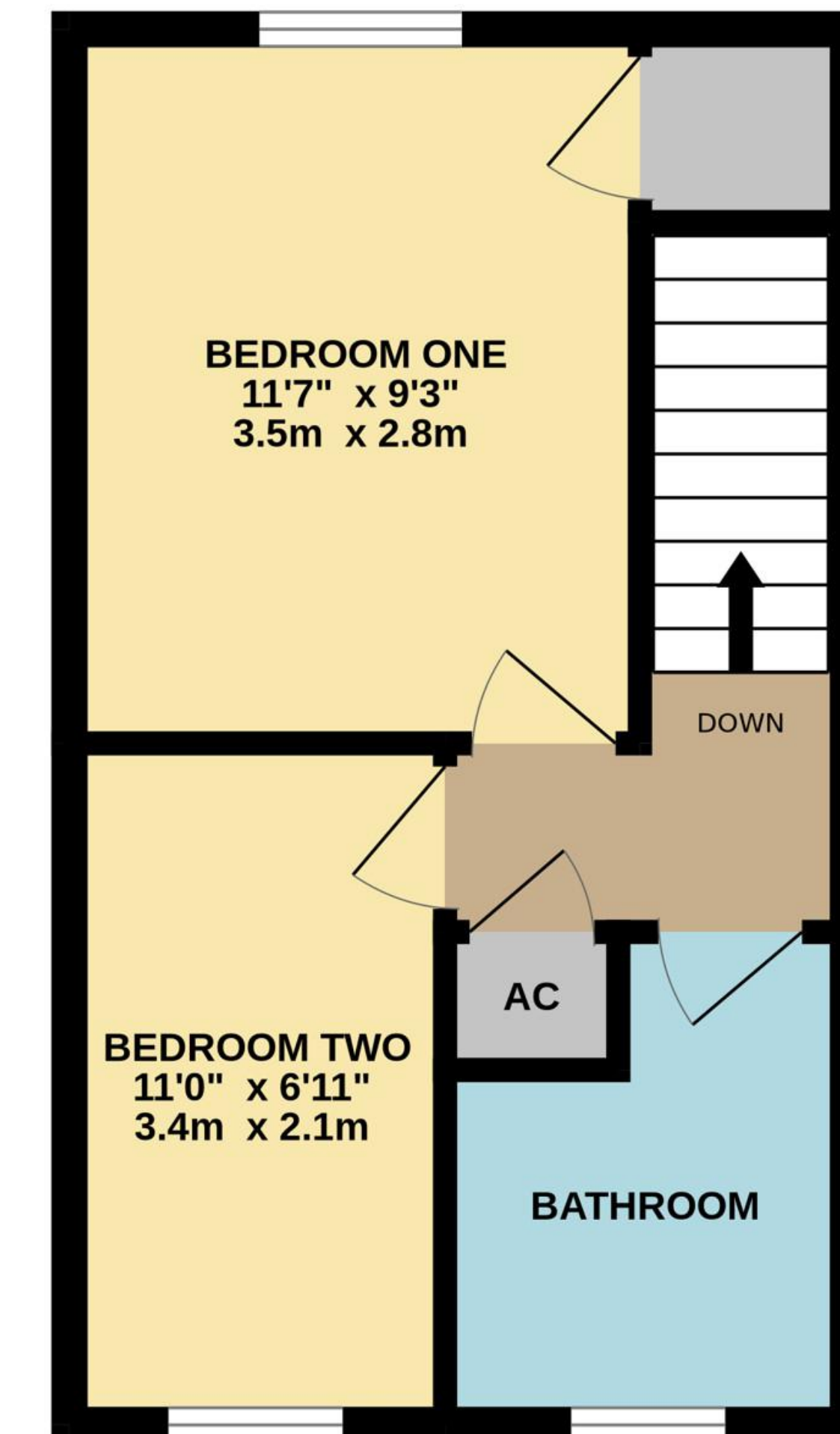
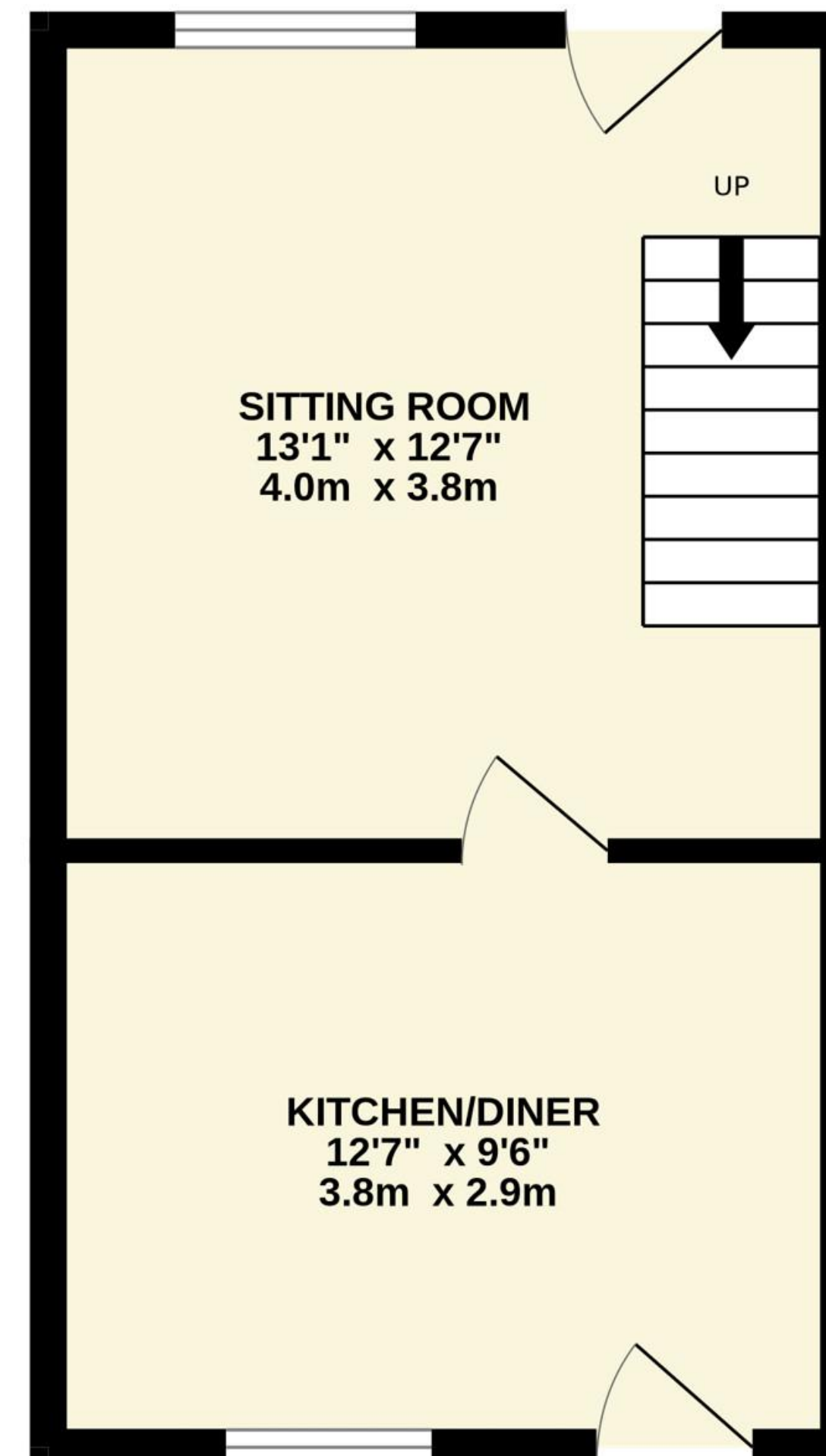
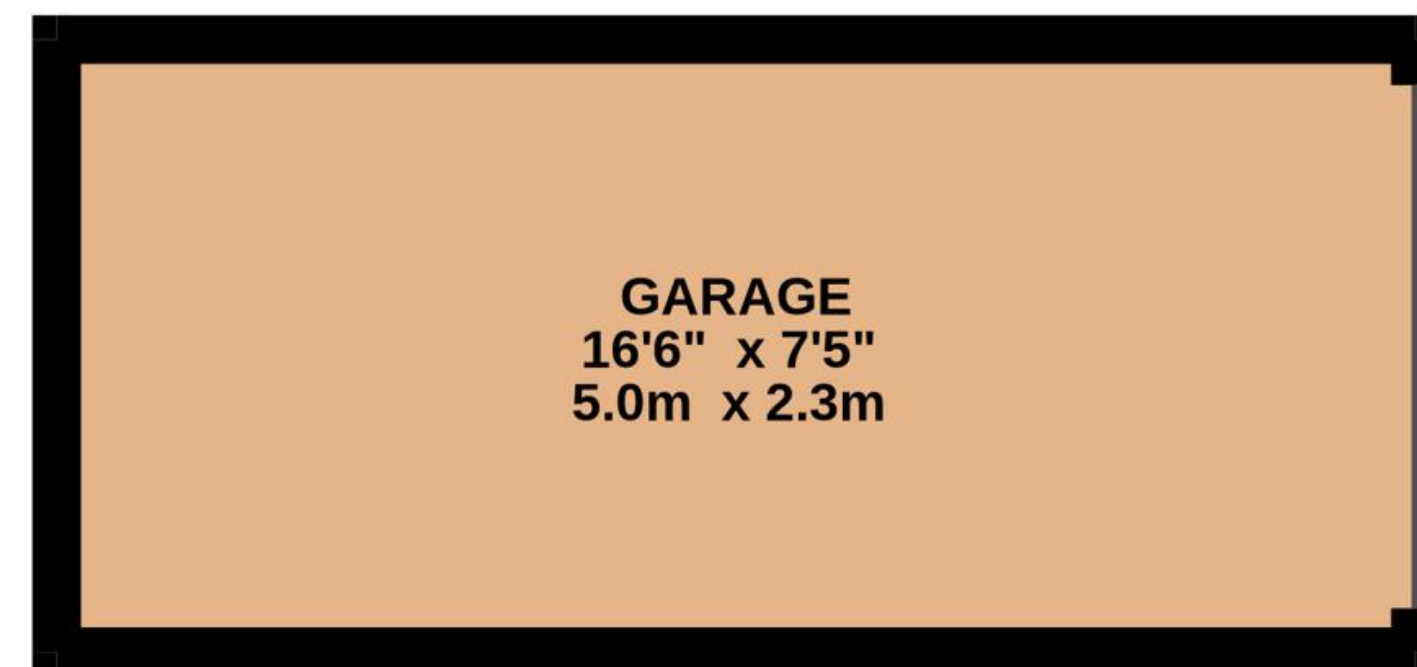
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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