



Sileby Road | Barrow-Upon-Soar

Creightons Estate Agents are delighted to present this beautifully presented three-bedroom end-terraced home, nestled in the charming village of Barrow Upon Soar. Situated on a generous plot and set back from the road, this property benefits from ample off-road parking, making it an ideal choice for family living. Offering a perfect blend of space, convenience, and character, this home is ready to welcome its next owners.

KEY FEATURES

- 3 Bedroomed end Townhouse
- Beautifully presented
- Conservatory
- Generously sized plot
- Large log cabin
- Private, secure rear garden
- Off road parking
- Sought after village location
- Internal viewing highly recommended

LOCATION

Barrow upon Soar is a highly sought-after village in Leicestershire, offering a perfect blend of countryside charm and modern convenience. Nestled along the River Soar, it boasts picturesque waterside walks, a strong sense of community, and a variety of local amenities, including independent shops, cafés, and excellent schools. With easy access to Loughborough, Leicester, and major transport links, it provides an ideal balance between peaceful village life and connectivity to larger towns and cities. Its rich history, welcoming atmosphere, and scenic surroundings make it a desirable place to call home.







GROUND FLOOR

Upon entering the property via the charming canopied, newly fitted, composite front door, you step into a welcoming hallway, complete with a radiator, stairs ascending to the first floor, and a doorway leading into the spacious lounge. This inviting reception area features a large UPVC bay window that offers pleasant views of the front of the property, a useful understairs storage space, and elegant wood flooring, adding warmth and character. From here, a doorway leads into the stylish open-plan dining kitchen, thoughtfully designed with a range of shaker-style base and wall units, complemented by a wood-effect worktop and tiled splashback. The space is further enhanced by laminate flooring, an integrated oven, and ample room for additional appliances. The kitchen also provides access to the brick-based conservatory, a delightful spot to enjoy views of the beautifully manicured rear garden. Additionally, the property benefits from a practical utility area, featuring a lovely, tiled floor and space for appliances, as well as housing the home's boiler. Completing the ground floor is a convenient downstairs WC, fitted with a modern white suite, a vanity unit hand basin, and stylish tiled walls.

FIRST FLOOR

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom, while also featuring loft access and a window overlooking the side elevation, allowing natural light to brighten the space. The primary bedroom, a double, enjoys a large front-facing bay window that fills the room with natural light and benefits from a range of fitted wardrobes, offering ample storage. The second bedroom, also a double, is situated at the rear of the property and features recently fitted carpeting, adding a fresh and cosy touch. The third bedroom, likewise, positioned at the rear, enjoys peaceful views overlooking the garden, making it an ideal retreat for relaxation and privacy. The recently upgraded family bathroom is stylishly finished with a modern white three-piece suite, comprising a pedestal wash basin, a low-level WC, and a P-shaped bath with an overhead shower. Tiled walls and flooring enhance the contemporary aesthetic, while a curved glass shower screen adds a sleek, modern touch. A chrome heated towel rail completes the space, ensuring both comfort and practicality.

OUTSIDE

Set back from Sileby Road, this well-proportioned end terraced home offers ample off-road parking at the front, combining modern-chic styling with charming traditional features. A side gate provides access to the beautifully landscaped rear garden, where a natural stone-effect patio allows shared access to the neighbouring property. Steps lead down to the main lawn, framed by raised planting beds filled with a variety of vibrant shrubs and greenery. At the garden's end, a brand-new large log cabin, fitted with electric and light, perfect for entertaining family and friends in this serene outdoor space or flexibility as a potential office space. Additional storage is available in the lean-to at the side of the house, accessible from both the rear garden and the driveway via steel security doors.





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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

DISCLAIMER

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