



ROUNDHOUSE WAY, BARROW UPON SOAR, LOUGHBOROUGH
£ 350,000





Looking for a home that feels like a private retreat, yet offers all the benefits of modern living? Rezone Estate Agents is delighted to present this exceptional three-bedroom home on Roundhouse Way - an outstanding property that combines style, space, and seclusion in one of Barrow Upon Soar's most sought-after locations. Occupying one of the best plots on the popular Poppyfields development, this home enjoys a unique position on the edge of the estate, surrounded by mature greenery that offers a real sense of privacy and calm. This beautifully maintained home stands out from the crowd with its high-end finishes, spacious layout, landscaped front and rear gardens, a purpose-built outdoor home office, and generous living spaces throughout. With a light-filled lounge diner, a sleek modern kitchen, an ensuite to the principal bedroom, off-road parking, and a single garage



As you arrive, you're greeted by a wonderfully landscaped front garden with carefully curated planting, a block-paved pathway, and stylish contemporary timber fixtures that make a striking first impression. This isn't just any new-build - it's a home with character and thoughtful detailing. Step through the front door into a bright and welcoming entrance hall with tiled flooring. On your left, you'll find a useful storage cupboard under the stairs, followed by a convenient downstairs WC.

The modern kitchen is a standout feature, with sleek white cabinetry, luxurious worktops, and high-end integral appliances, including a dishwasher, fridge freezer, oven, and gas hob. A large window overlooks the rear garden, and there is even space for a breakfast table - ideal for casual dining. The same stylish tiled flooring continues from the hallway, enhancing the sense of flow throughout the ground floor.





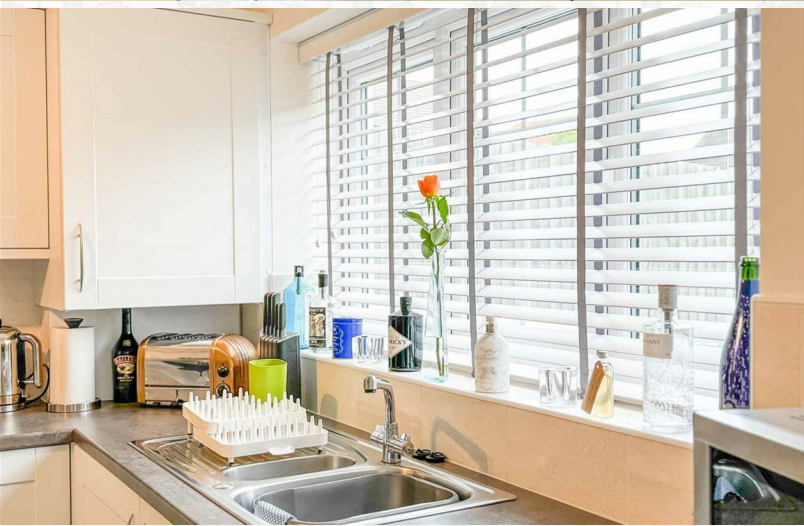
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The spacious lounge-diner is a perfect place to relax and entertain. With dual access from the hallway, this bright room features a generous box bay window to the side, another large window, and French doors opening onto the garden. Plush grey carpets, contemporary lighting, and ample space for both dining and living areas complete this inviting room.

Upstairs, the landing leads to three well-proportioned bedrooms. Bedroom two is a comfortable double overlooking the front garden, with neutral décor and soft carpets. Bedroom three, slightly smaller, is currently used as a dressing room but would also make an excellent single bedroom or home office. The family bathroom is well-appointed with a three-piece suite, including a bath with overhead shower, glass screen,



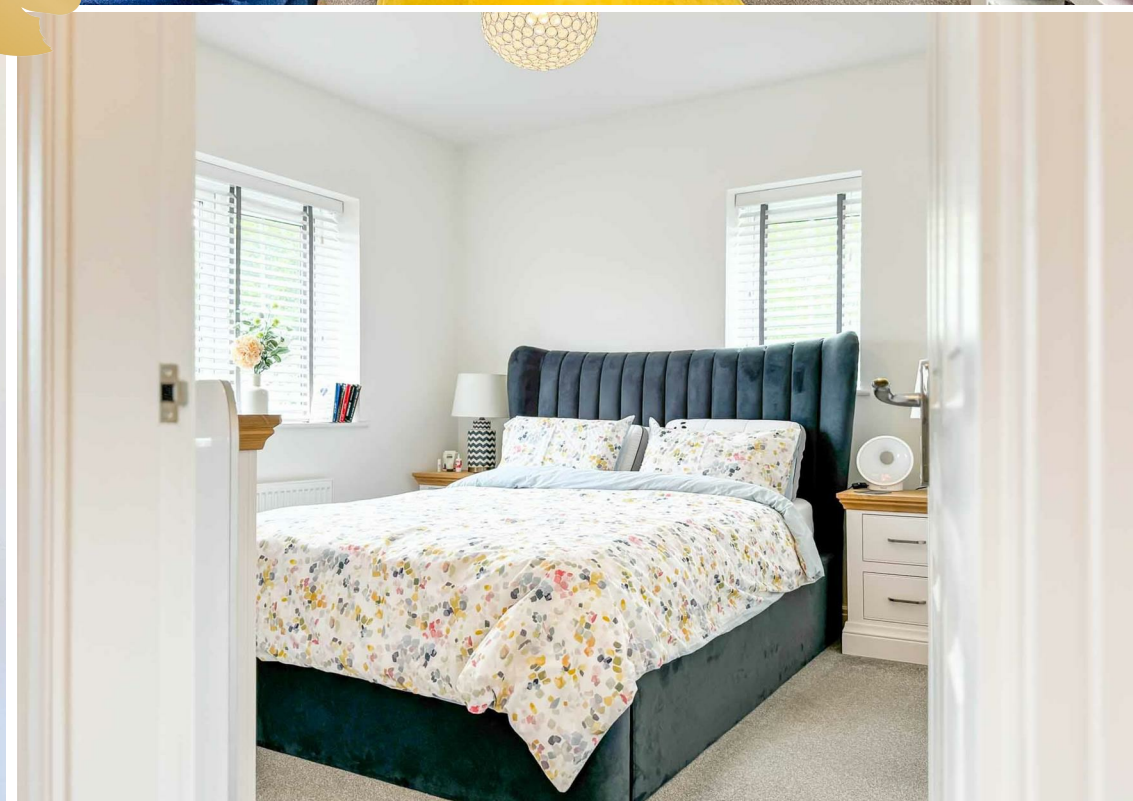




modern tiling, a heated towel rail, and a privacy window.

The principal bedroom is a true retreat. This spacious double room benefits from dual-aspect windows with views of lush greenery, creating a peaceful ambiance. Soft carpets, neutral tones, and an ensuite shower room - featuring a modern suite with toilet, hand basin, and shower - complete the space.

One of the standout features of this home is the rear garden. Landscaped with care, it includes a well-maintained lawn, a block-paved seating area, established shrubbery, and a hot tub (not included) area. Most impressively, it boasts a fully

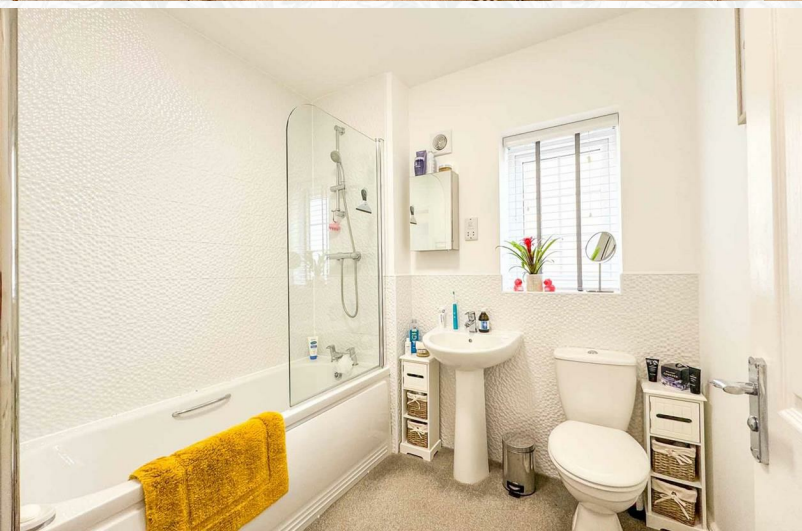
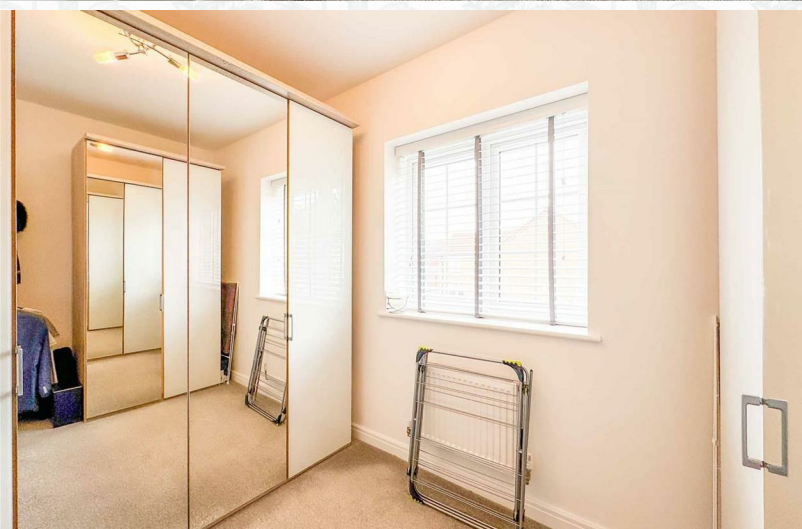




equipped outdoor home office with French doors, LED lighting, contemporary laminate flooring, and a window - ideal for remote work, a gym, or even a creative studio.

A single garage and off-road parking add further convenience, making this home not only stylish but practical. It is ideal for both families and couples seeking a modern property with charm, space, and privacy - without the typical feel of an estate location.

Barrow Upon Soar is a highly desirable village in Leicestershire, known for its strong sense of community, excellent local amenities, and picturesque surroundings. It offers a range of shops, cafés, and pubs, along with well-regarded schools and superb transport links. With nearby riverside walks, access to countryside trails, and convenient road and rail connections to Leicester, Loughborough, and beyond, Barrow Upon Soar is a wonderful place to call home.







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Roundhouse Way, Barrow Upon Soar, Loughborough

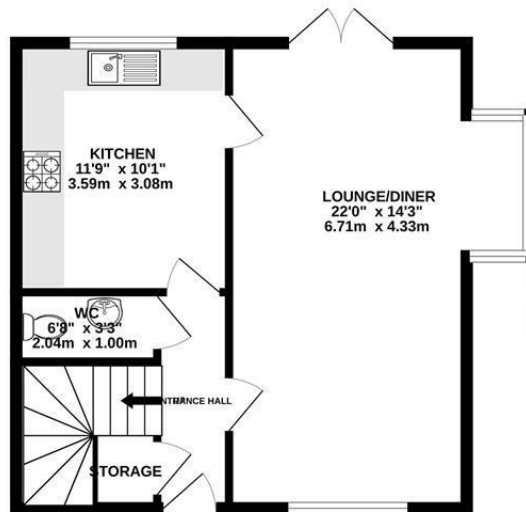




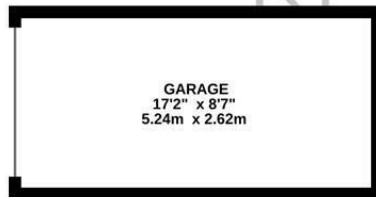
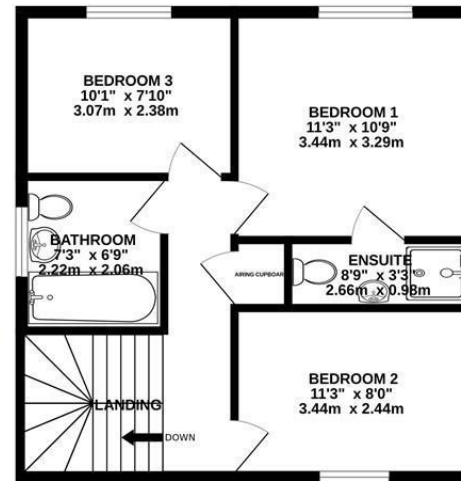
KEY FEATURES:

- PRIME PLOT ON EDGE OF POPPY FIELDS DEVELOPMENT
- STUNNING LANDSCAPED FRONT AND REAR GARDENS
- DETACHED OUTDOOR HOME OFFICE WITH POWER AND LIGHTING
- SPACIOUS LOUNGE DINER WITH BOX BAY WINDOW AND FRENCH DOORS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
 - THREE WELL-PROPORTIONED BEDROOMS INCLUDING LUXURY EN-SUITE
- CONTEMPORARY FAMILY BATHROOM WITH STYLISH FINISHES
- OFF-ROAD PARKING AND SINGLE GARAGE
 - BEAUTIFULLY PRESENTED THROUGHOUT WITH QUALITY FIXTURES
- PEACEFUL, GREEN SURROUNDINGS THAT FEEL OFF-ESTATE

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

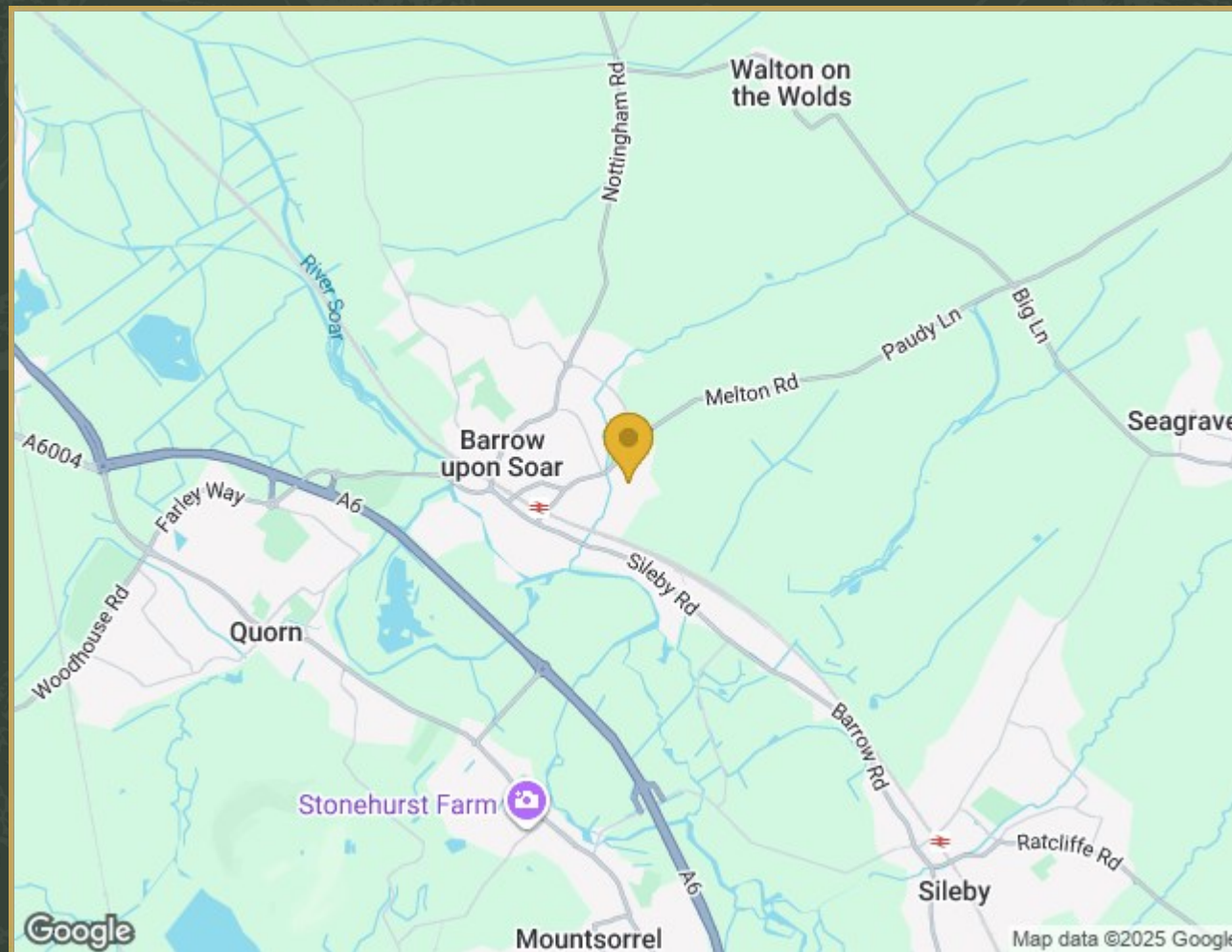
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Property Location



6 Roundhouse Way, Barrow Upon Soar, Loughborough, LE12 8YU



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