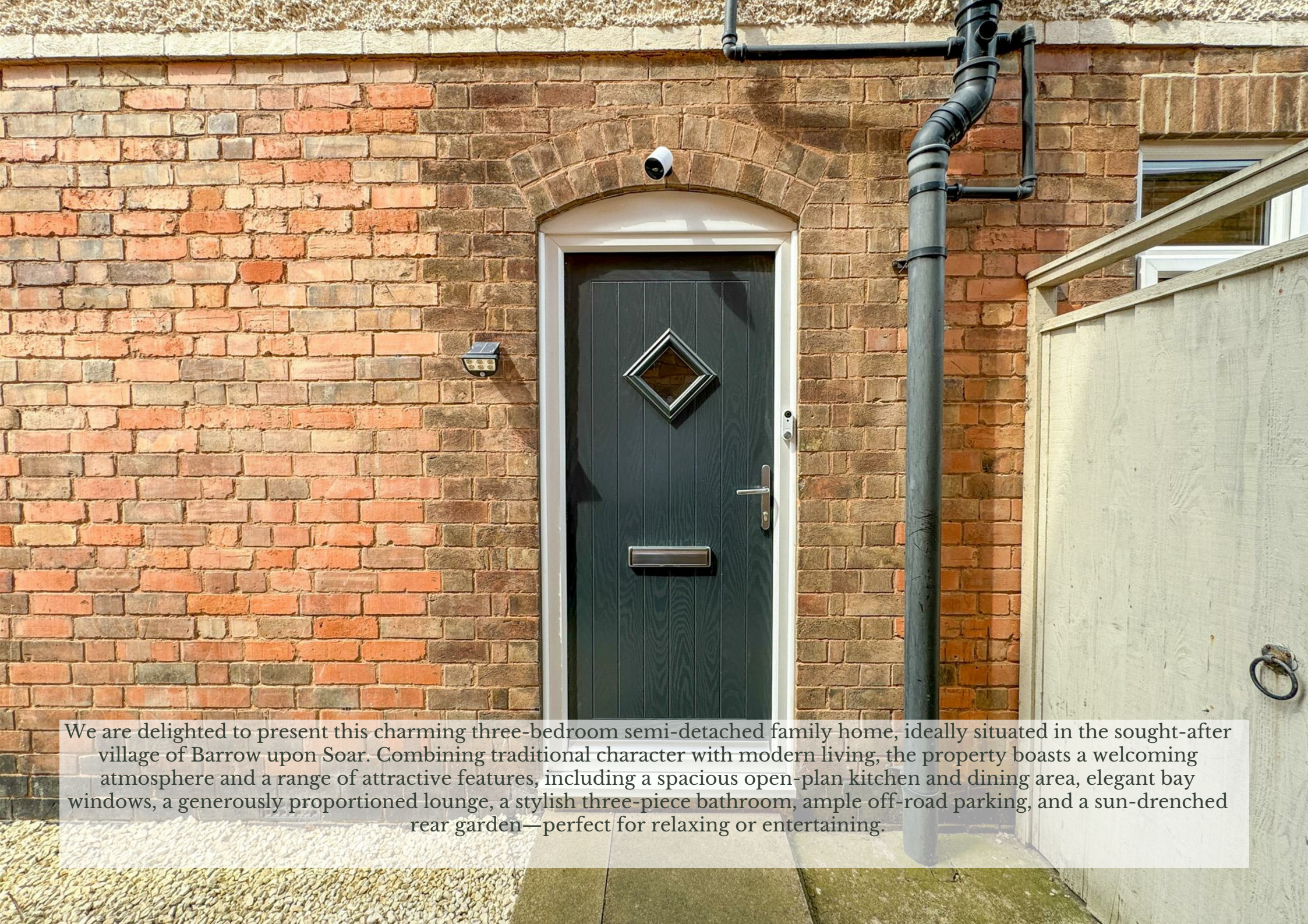




WARNER STREET, BARROW UPON SOAR

PRICE GUIDE £270,000



We are delighted to present this charming three-bedroom semi-detached family home, ideally situated in the sought-after village of Barrow upon Soar. Combining traditional character with modern living, the property boasts a welcoming atmosphere and a range of attractive features, including a spacious open-plan kitchen and dining area, elegant bay windows, a generously proportioned lounge, a stylish three-piece bathroom, ample off-road parking, and a sun-drenched rear garden—perfect for relaxing or entertaining.



On arrival, you're welcomed by a spacious gravelled driveway offering ample off-road parking for multiple vehicles, along with a paved path leading to the front door. Step inside to a charming entrance hall that sets the tone for this beautifully presented home. To the left, the lounge exudes warmth and character, featuring high ceilings, a stunning bay window that floods the room with natural light, and an open fireplace with contemporary tiling and an ornate surround. Engineered wood flooring adds a touch of sophistication, and the generous proportions of the room offer flexibility for various furniture arrangements—ideal for relaxing evenings or entertaining guests.

To the right of the entrance, a spacious open-plan kitchen and dining area continues the timber flooring and is decorated in soft, natural tones—providing a perfect canvas to personalise. A useful under-stairs pantry cupboard offers extra storage, while industrial-style lighting fixtures add a modern twist. The well-appointed







kitchen features generous worktop space, an electric hob and oven, integrated dishwasher, and a freestanding fridge/freezer. Dual aspect windows bathe the space in light, and a rear door opens directly to the garden—ideal for al fresco dining or easy indoor-outdoor living.

Upstairs, a plush runner carpet leads to three well-proportioned bedrooms, each offering comfort and style. The primary bedroom mirrors the lounge below, with a large bay window and tasteful decor. The second bedroom, overlooking the rear garden, offers ample space for a double bed and furnishings. The third bedroom provides versatility, perfectly suited for use as a child's room, home office, or dressing room.





A beautifully appointed family bathroom completes the upper level, featuring a sleek three-piece suite with a bath, side-mounted taps, glass shower screen, and chrome mixer shower. Victorian-style floor tiles and classic white brick-effect wall tiles add timeless elegance.

Externally, the home continues to impress with a gated side entrance leading to a private rear garden. This outdoor haven includes two paved seating areas and a well-maintained lawn—ideal for summer gatherings, family time, or quiet moments of relaxation.

Located on Warner Street, right in the heart of the highly desirable village of Barrow





upon Soar, this home enjoys a fantastic central position just a short walk from the vibrant village centre. Residents can enjoy an array of local amenities including independent shops, restaurants, cafes, and traditional pubs. For nature lovers, scenic countryside walks and picturesque riverside paths along the River Soar are just moments away.

DISCLAIMER



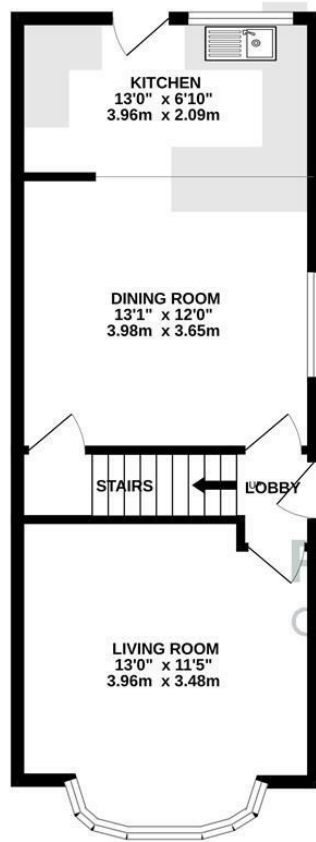
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Warner Street, Barrow Upon Soar

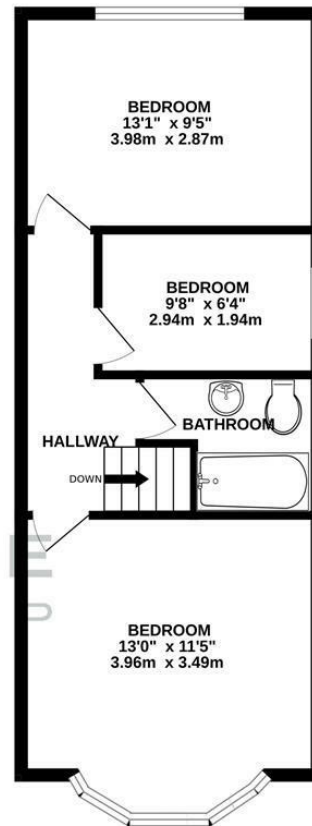


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GROUND FLOOR



1ST FLOOR



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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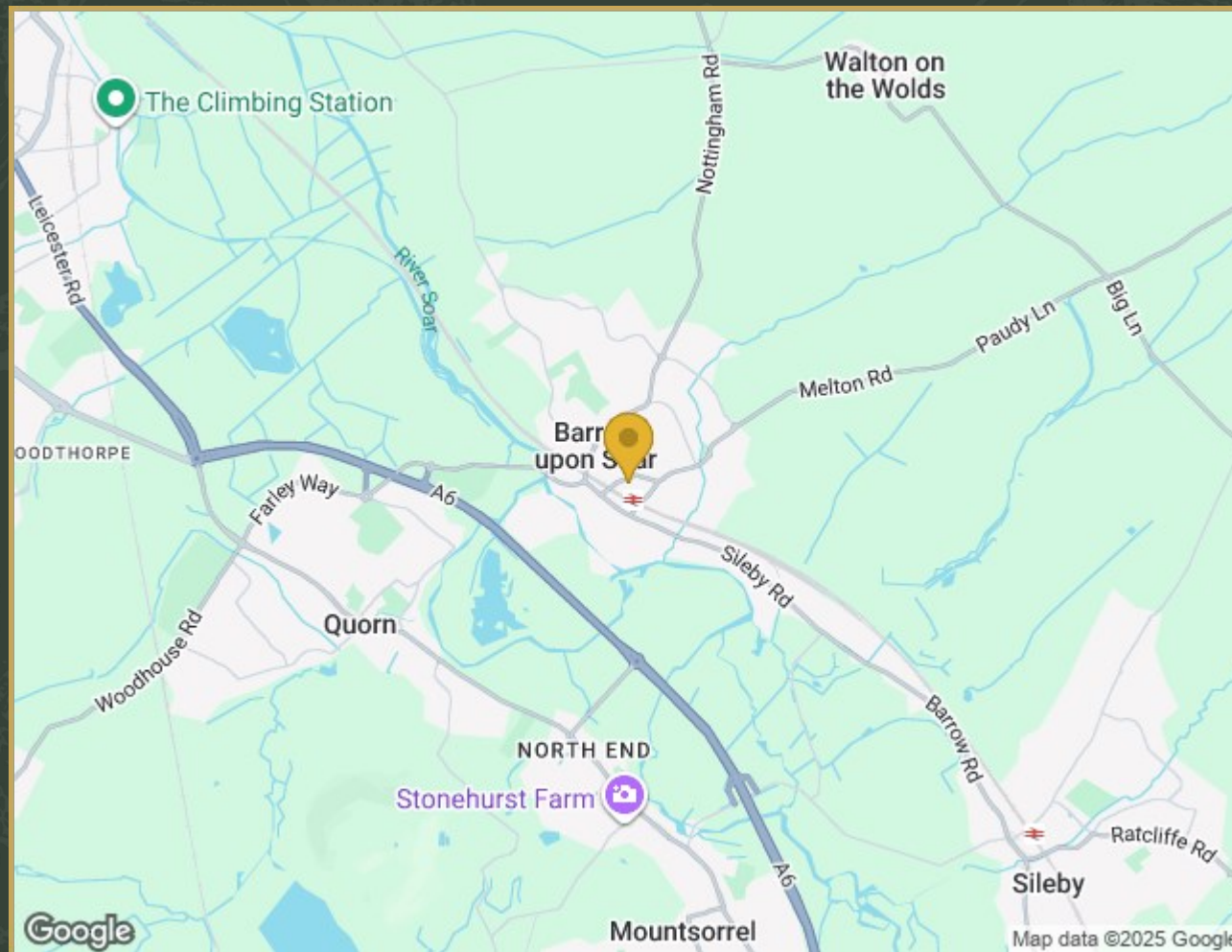
KEY FEATURES:

- BAY FRONTED
- SPACIOUS DRIVEWAY
- NO CHAIN
- MODERN BATHROOM
- DESIRABLE VILLAGE LOCATION
- RECENTLY DECORATED



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	68		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Property Location



3 Warner Street, Barrow Upon Soar, LE12 8PB

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As a family-run business with over 20 years of experience in the property industry, we pride ourselves in bringing a personal touch to every property journey. Our tailored approach is designed to meet your unique needs, whether you are looking to buy, sell, or explore discreet marketing options.

With exclusive access to properties through our Buyer's Club and a commitment to providing confidential sales for premium homes, we offer services that go beyond the ordinary.