



**HOLBOURNE CLOSE, BARROW UPON SOAR, LOUGHBOROUGH**  
OFFERS OVER: £ 550,000





Rezide is delighted to present this beautifully maintained four-bedroom detached residence, tucked away at the end of a peaceful cul-de-sac in the highly sought-after Charnwood area of Barrow upon Soar. Perfectly positioned within walking distance of the village centre, with its excellent amenities and the picturesque River Soar, this property offers an ideal combination of modern family living and a prime location.





Set back from the road, the property immediately impresses with its attractive frontage, approached via a block-paved driveway providing ample off-road parking and leading to an integral single garage. A timber side gate offers convenient external access to the rear garden, adding to the practicality for everyday living.

The welcoming entrance hallway, with timber-effect laminate flooring, flows seamlessly into the lounge and provides access to a downstairs WC, the staircase to the first floor, and the main reception rooms. The lounge is a warm and inviting space, with a feature fireplace housing a multi-fuel stove as its focal point. A large front-facing window frames views down Holbourne Close, while French doors open into the formal dining room at the rear. The dining room, carpeted for comfort, is perfect for hosting family meals or dinner parties, and sliding patio doors lead into the bright garden room. This superb addition offers panoramic views of the rear garden and creates a versatile living area ideal for entertaining or relaxing.









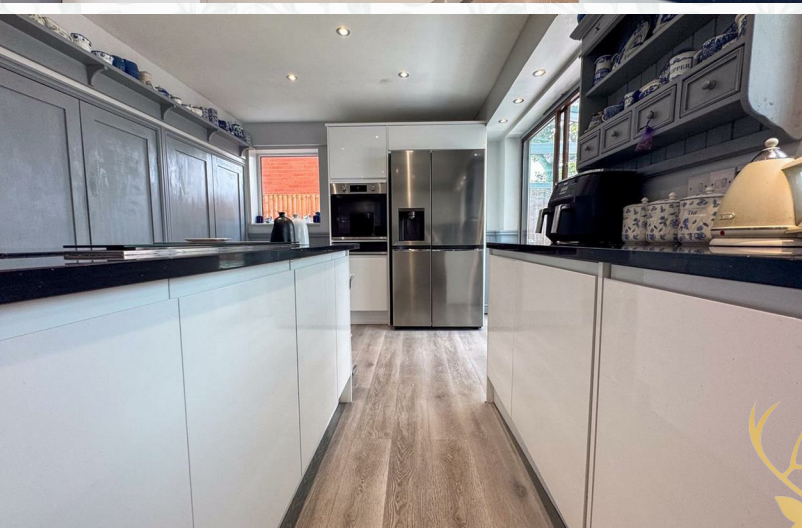


The contemporary kitchen is fitted with high-gloss handleless units, complemented by granite work surfaces. It features an inset hob with a downdraught extractor, two double ovens, and space for an American-style fridge freezer. A useful utility cupboard houses the boiler and washing machine, keeping laundry neatly tucked away. The kitchen's thoughtful layout makes it a stylish and practical heart of the home.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom spans the full depth of the house and includes fitted wardrobes, space for a king-size bed and vanity unit, and a private en suite with a corner bath and shower over, pedestal wash hand basin, WC, and a useful storage cupboard. The second bedroom is a generous double with fitted wardrobes and a front-facing window, while the third bedroom offers ample space for







a double bed and furniture. The fourth bedroom is a comfortable single, also benefitting from fitted wardrobes. The contemporary shower room has been recently re-fitted with modern tiling, a wall-mounted basin, WC, and a corner shower unit.

Occupying a generous plot, the property benefits from a driveway that can accommodate multiple vehicles. The integral garage offers excellent storage, with the rear section thoughtfully converted into a utility area accessible from the kitchen. The rear garden has been landscaped for ease of maintenance, featuring a large paved patio ideal for outdoor dining, a decorative stone section, and mature shrubs and trees providing privacy. The garden enjoys plenty of sunshine throughout the day, creating a welcoming outdoor space for both relaxation and play.













Holbourne Close is just a short stroll from the heart of Barrow upon Soar, a vibrant village offering a variety of shops, cafés, pubs, schools, and leisure facilities, as well as scenic riverside walks. Excellent transport links via road and rail connect the village easily to Loughborough, Leicester, and beyond.

In summary, this is a well-presented and versatile family home in a highly regarded location, offering spacious interiors, a superb garden room, and contemporary fittings throughout. Early viewing is strongly recommended to fully appreciate the quality and setting of this outstanding property.

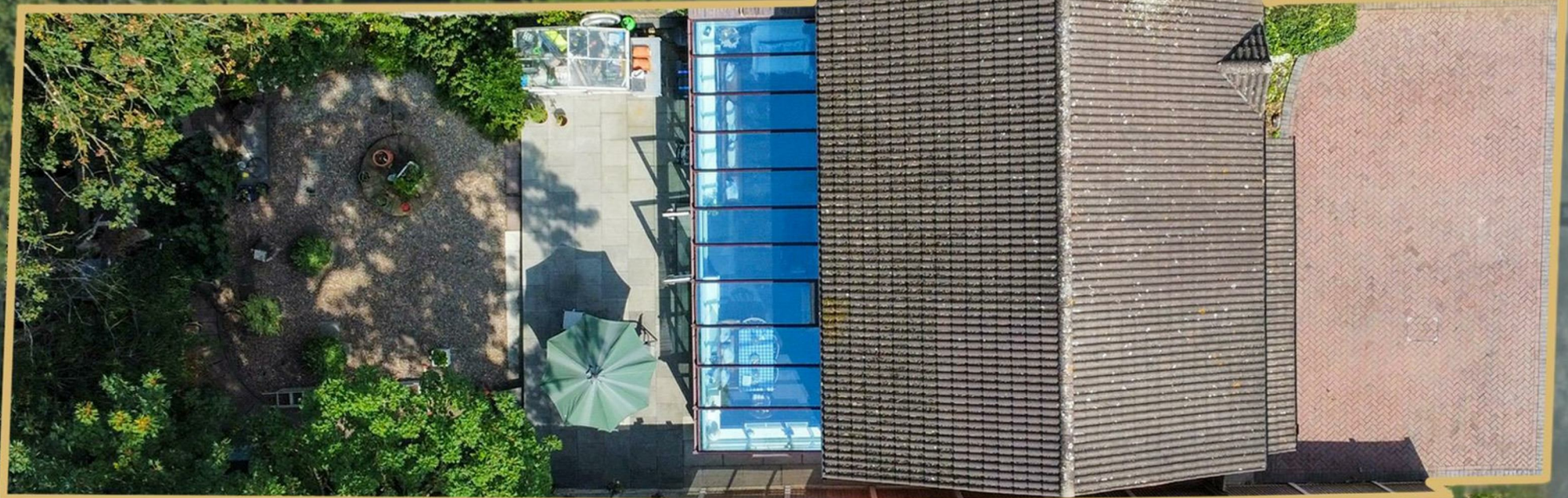












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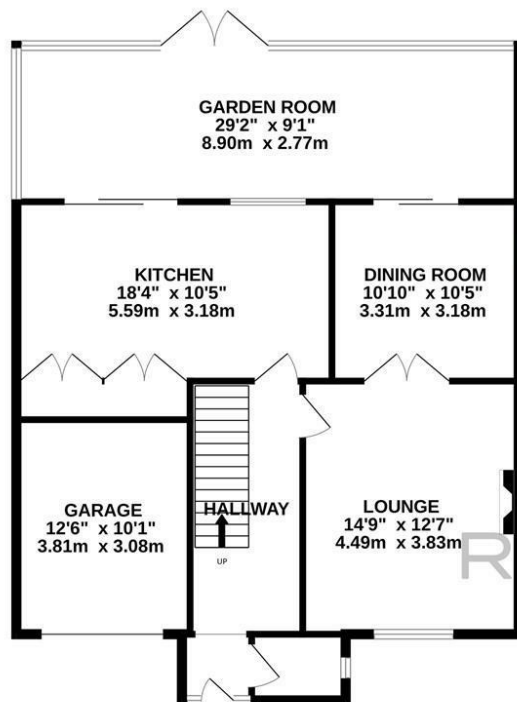




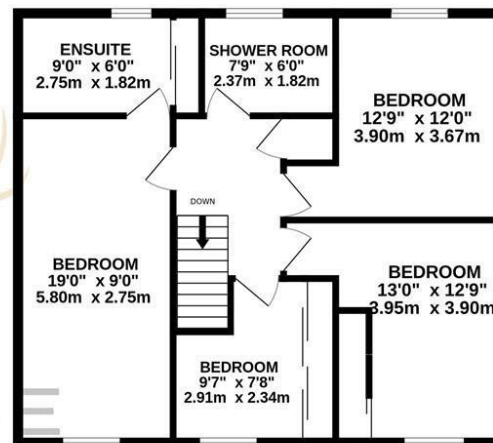
## KEY FEATURES:

- Prime Charnwood location near village centre and River Soar
- Four bedrooms, main with en suite and wardrobes
- Modern kitchen with granite worktops and appliances
- Bright garden room with garden views
- Driveway, garage, and utility area
- Landscaped, low-maintenance rear garden

**BASEMENT**  
1034 sq.ft. (96.0 sq.m.) approx.



**FIRST FLOOR**  
705 sq.ft. (65.5 sq.m.) approx.



**TOTAL FLOOR AREA: 1739 sq.ft. (161.6 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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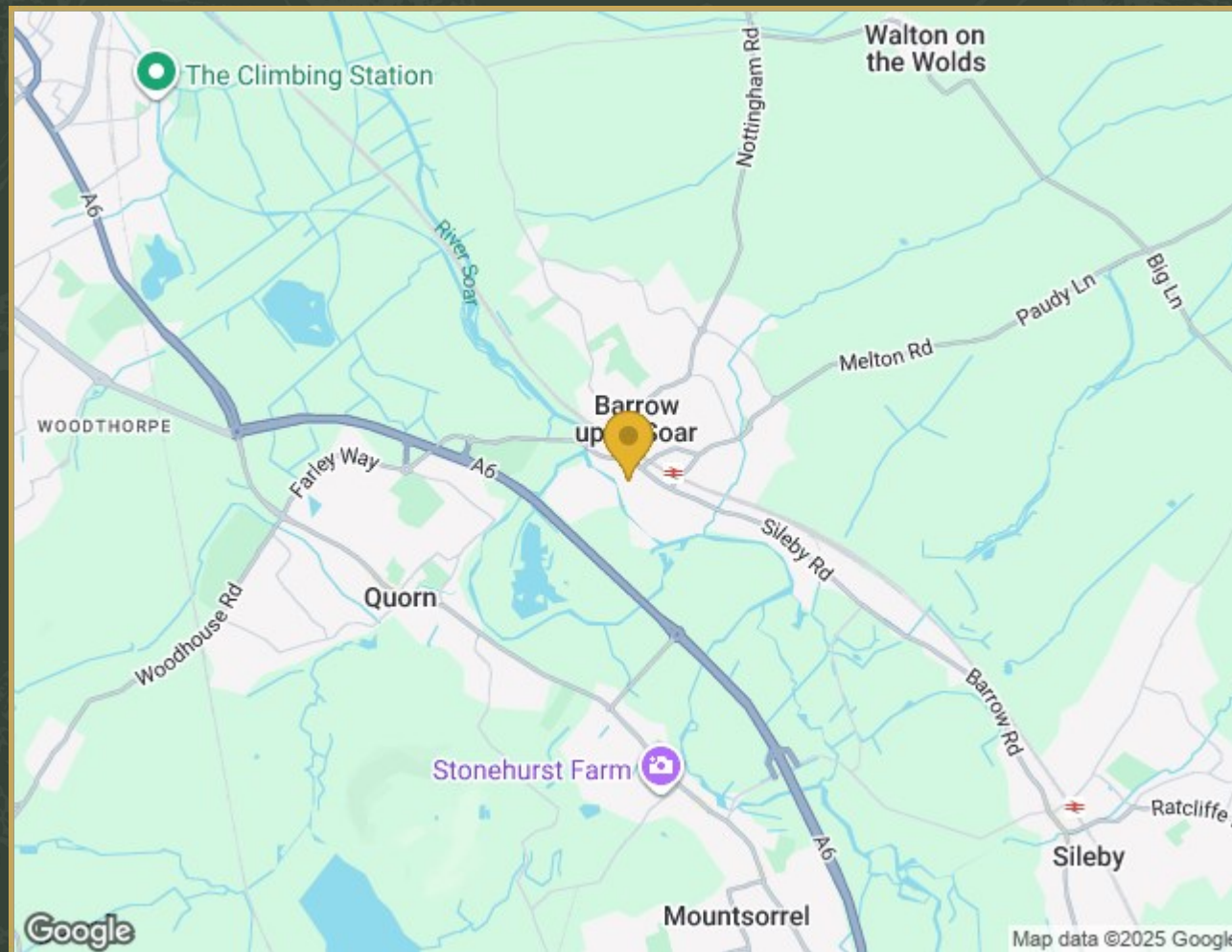
1739.00 sq ft

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	71	80			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





# *Property Location*



36 Holbourne Close, Barrow Upon Soar, Loughborough, LE12 8NE