



**MILL LANE, BARROW UPON SOAR, LOUGHBOROUGH**

ASKING PRICE: £ 410,000





A beautiful three-bedroom waterfront property on Mill Lane, set on a stunning plot along the River Soar. Bursting with character and charm, the home offers spacious accommodation across all floors, including a converted loft that is a versatile space. With private mooring rights, generous living space, and parking for two vehicles, it provides the perfect blend of lifestyle, practicality, and family living.





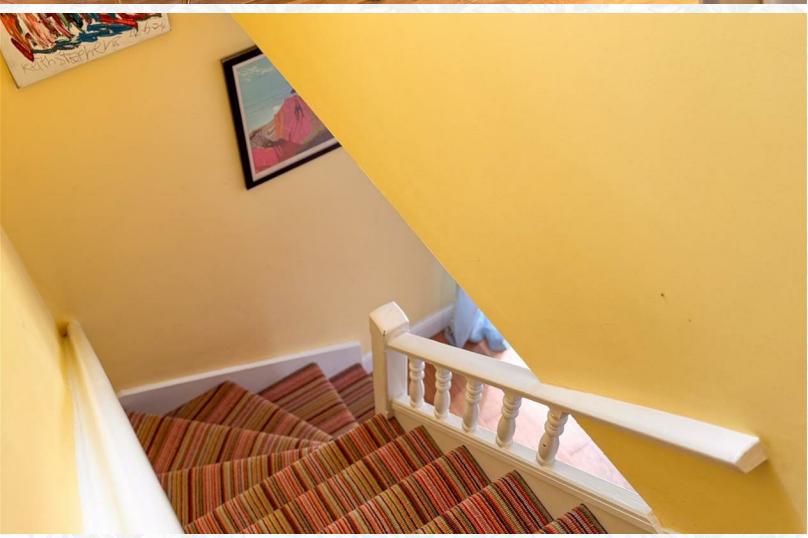
As you approach the property, you are welcomed through the main door into a spacious living area. This characterful room is centred around a charming log burner and offers both comfort and style. The space is cleverly arranged with a formal living area leading seamlessly into the open-plan dining area. For added versatility, the current owners have installed Japanese shoji screens, allowing separation from the dining space when desired, while still maintaining a flow of natural light.







To the rear, you will find the kitchen - a bright and airy room complete with a fitted Belfast sink, a Rangemaster cooker and hob, storage cupboards, integrated dishwasher, and ample space for a freestanding fridge/freezer. Additionally, there is a large storage cupboard in the kitchen area that perfectly houses your washing machine and tumble dryer.





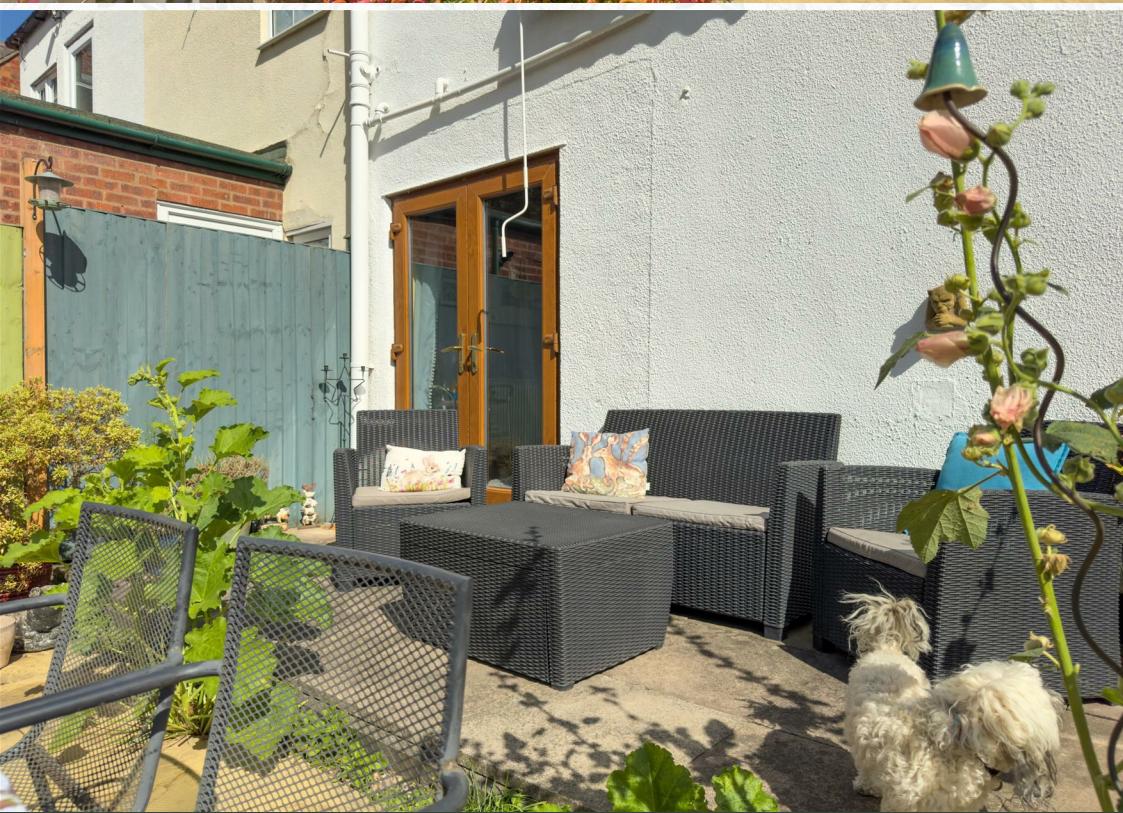
Upstairs, there are three generously sized, light-filled bedrooms, all of which can be adapted to suit individual needs. The third bedroom is currently used as a home office but provides versatile options for different uses, this room overlooks the River for views of the boats passing by. From here, you gain access to the loft space - a fantastic additional area offering further storage and potential as a storage room or hobby space.

Also on this floor is the family bathroom, full of character and featuring a freestanding traditional bathtub, separate shower unit, washbasin, and toilet.





The garden is a truly enchanting space, thoughtfully designed with separate areas to suit every mood. A patio seating area overlooks the River Soar, offering the perfect spot to relax and enjoy the views. A footpath runs along the bottom of the garden, allowing you to wander the length of the river at your leisure. To the left, there is additional land available to rent from the Canal & River Trust, providing additional garden space. The property also benefits from a private mooring, giving you the rare opportunity to dock your own boat just steps from your home.



This home has a lot to offer and is one that you definitely do not want to miss. We encourage you to arrange your private viewing as soon as possible to take in all the charms of this home. Call us today on 01509 274474 to schedule your viewing!

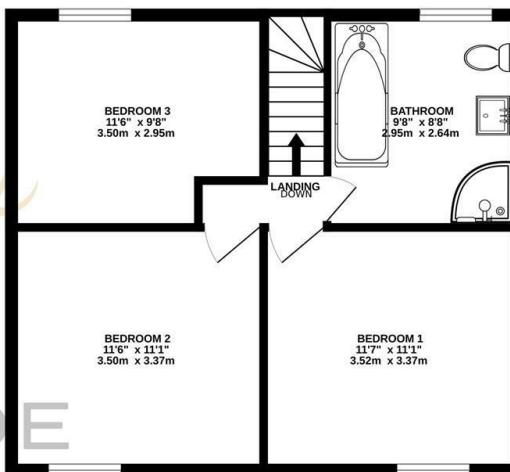
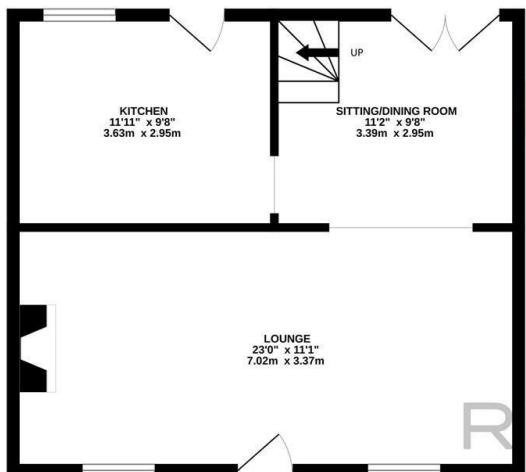


# KEY FEATURES:

- Spacious accommodation bursting with character and charm
- Converted loft space
- Set on a gorgeous plot along the River Soar with private mooring rights
- Parking for two vehicles
- Ideal balance of family living and riverside lifestyle
- Charming three-bedroom waterfront home on Mill Lane

GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 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 marketing 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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948.00 sqft

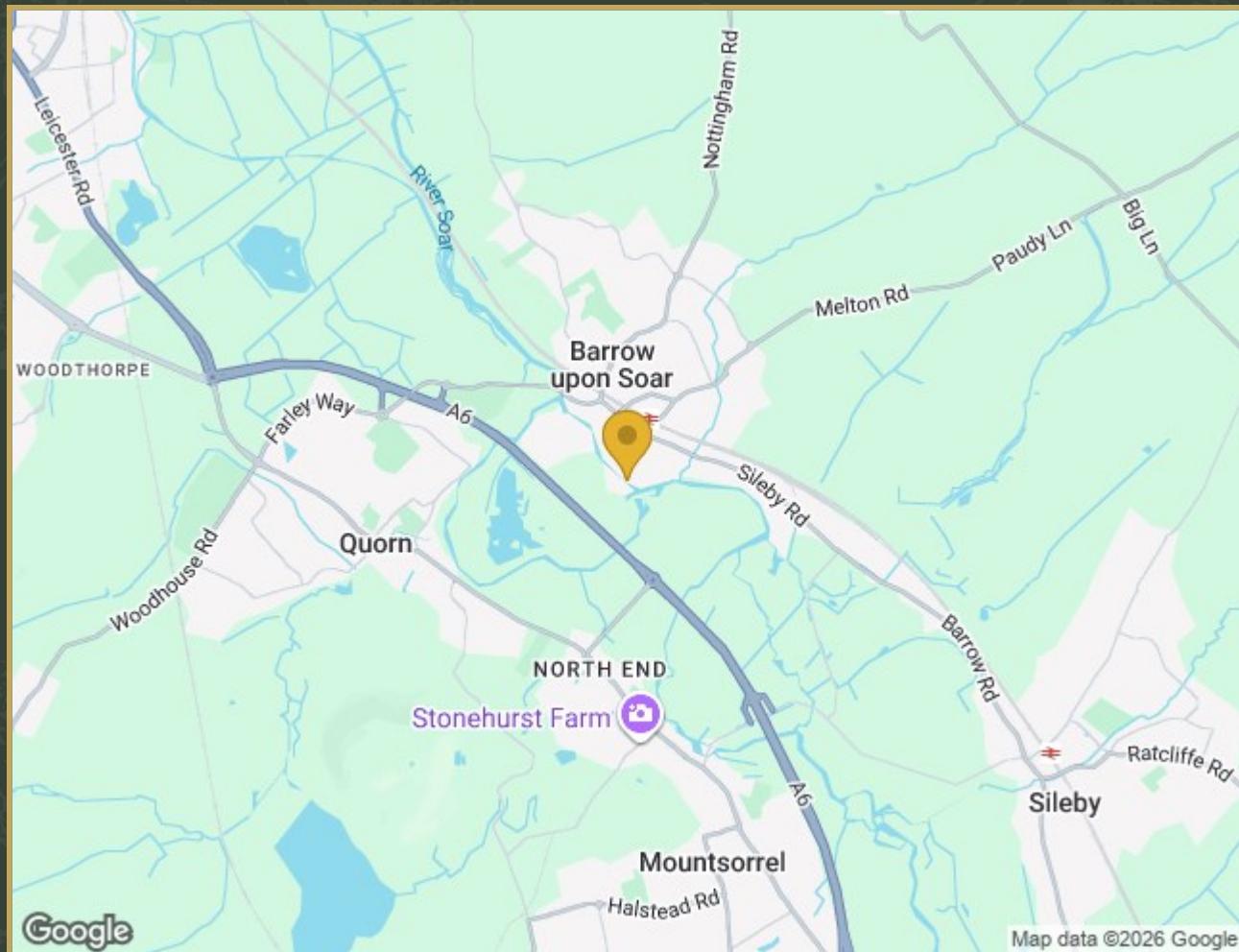


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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



# Property Location



88 Mill Lane, Barrow Upon Soar, Loughborough, LE12 8LH

