



CHERWELL ROAD, BARROW UPON SOAR, LOUGHBOROUGH
ASKING PRICE: £330,000



Rezide Estate Agents is delighted to introduce Cherwell Road, an extended three-bedroom semi-detached family home that blends spacious interiors with carefully landscaped outdoor areas. Tucked away in a quiet cul-de-sac, the property offers privacy, practicality, and charm, making it ideal for family living. Mature shrubs provide natural screening to the front of the house, while a driveway accommodates at least two vehicles and includes the convenience of an electric vehicle charging point. A timber-framed lean-to garage extends along the side of the property, adding further versatility and storage options.



Stepping inside, the entrance hall provides a warm welcome. To the right, there is a practical downstairs cloakroom, while to the left, the lounge offers an inviting space with soft carpet underfoot, tasteful décor, a feature chimney breast, and a large box bay window that floods the room with natural light from the front. This is a comfortable family space that maintains a sense of style and character. The lounge flows effortlessly towards the kitchen diner, which can also be accessed directly from the entrance hall.

The kitchen has been thoughtfully arranged to maximise both workspace and storage. It features ample fitted units, generous counter space, an integral oven with electric hob, and provisions for additional appliances. A side door leads conveniently into the lean-to garage, making it easy to move between indoor and outdoor areas. Moving further through the property, the dining area is striking, with beautiful wood-effect flooring and dual-aspect windows alongside French doors that open directly onto the

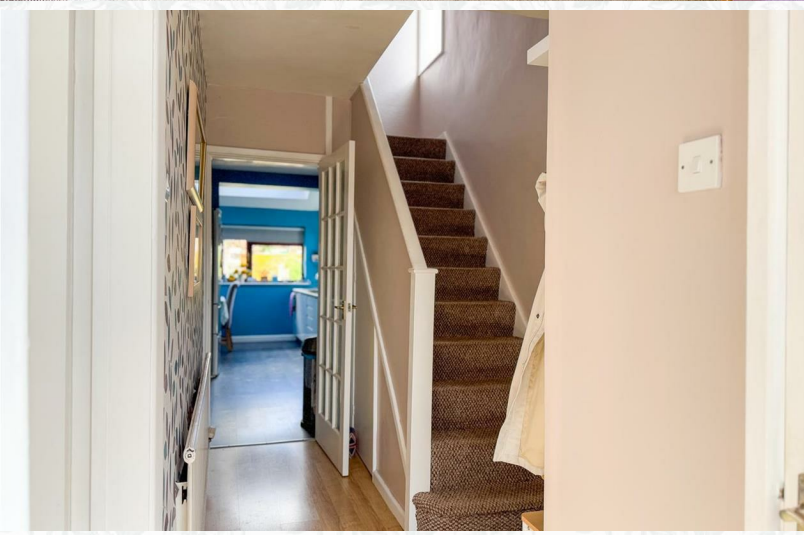


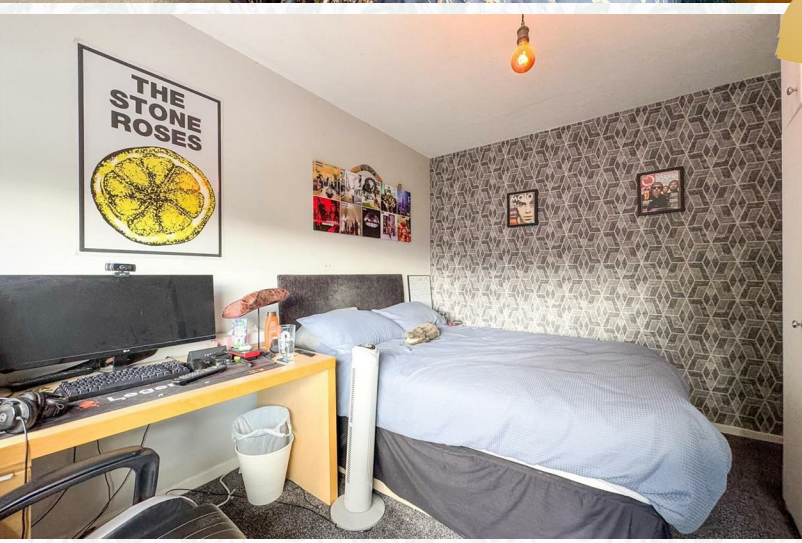




garden, creating a bright and sociable space. Adjoining the dining area is a cosy snug, offering a flexible corner of the home that can be adapted to suit lifestyle needs, whether as a study, reading nook, or additional relaxation area.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a stylish family bathroom. The bathroom, positioned to the right at the top of the stairs, is finished to a high standard with a four-piece suite, including a hand basin, glass shower cubicle, boxed-in bath with timber panelling, and Victorian-style fittings. This elegant space is both practical and visually appealing. The master bedroom is a generous double, featuring fitted wardrobes, soft carpets, and a large rear-facing window with views over the garden. The second bedroom, also a double, includes fitted storage and





enjoys a pleasant outlook onto the cul-de-sac. The third bedroom is well-sized, capable of accommodating a three-quarter bed and additional furnishings, with its front-facing aspect bringing in natural light. A storage cupboard is available on the landing, while loft access provides further storage potential.

The rear garden is a true highlight of the property. Landscaped with care, it centres around a wide, level lawn bordered by mature shrubs and colourful flowerbeds. A decked seating area catches the afternoon sun, making it the perfect spot for outdoor entertaining or unwinding. Beyond this, raised vegetable beds add an element of self-sufficiency and charm. To the rear, a gated section provides additional storage space and houses a useful shed, while directly outside the French doors lies a sunlit patio, ideal for







enjoying the morning light. The garden has been cleverly designed to balance beauty, practicality, and family-friendly use.

Overall, this property combines character, comfort, and functionality, making it an outstanding family home. The quiet cul-de-sac location, ample off-road parking, and generous garden all add to its appeal, while the flexible living spaces indoors ensure it can adapt to modern lifestyles. To discover more about this beautifully presented home or to arrange a viewing, please contact Rezide on (01509) 274474.

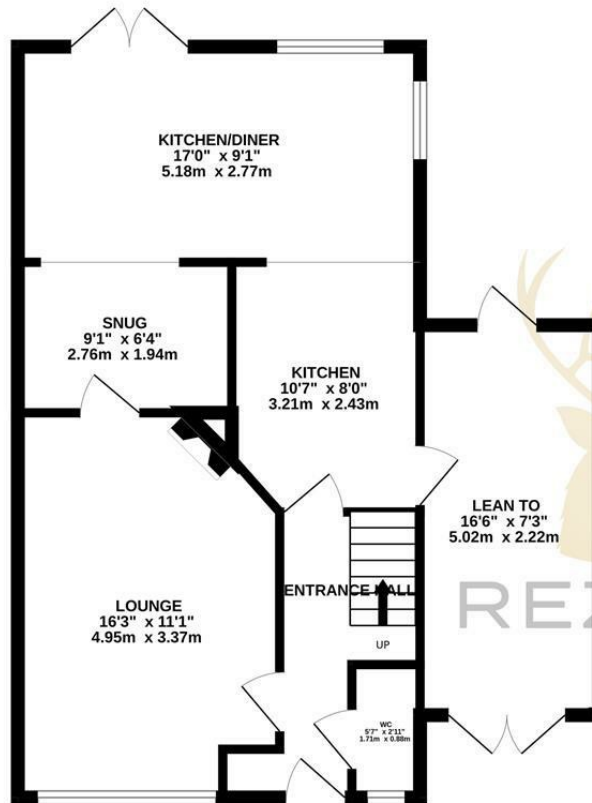




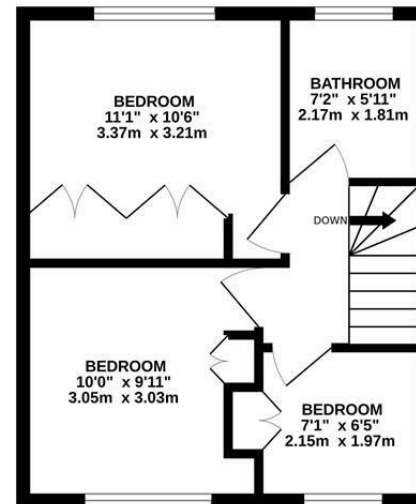
KEY FEATURES:

- EXTENDED THREE BEDROOM
- OPEN PLAN LIVING KITCHEN DINER
- SEPERATE LOUNGE
- LANDSCAPED REAR GARDEN
- GROUND FLOOR WC
- LEAN TO GARAGE AND OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- QUIET CUL-DE-SAC

GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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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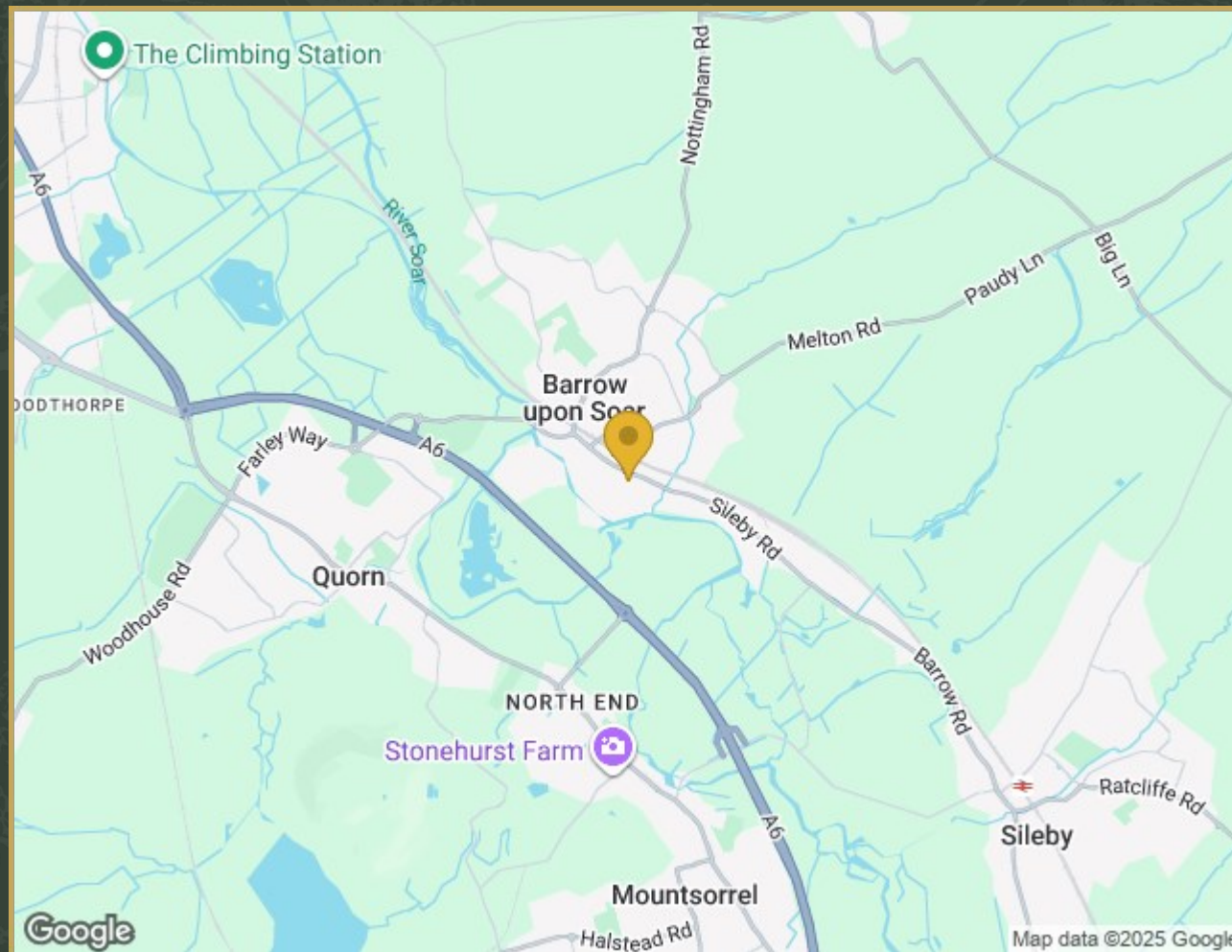
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1007.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			86
			63
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Property Location



5 Cherwell Road, Barrow Upon Soar, Loughborough, LE12 8LF

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