



GROVE LANE, BARROW UPON SOAR

OFFERS OVER: £ 250,000



A Character Home with a Story to Tell and Potential to Unfold. Occupying a prominent corner plot in the heart of Barrow upon Soar, this attractive three-bedroom semi-detached home offers a rare opportunity to acquire a property rich in history, character, and scope for transformation. Known locally as the long-time residence of Mr Perkins — a well-respected village builder — the home carries with it a legacy of craftsmanship and family life that has spanned generations.



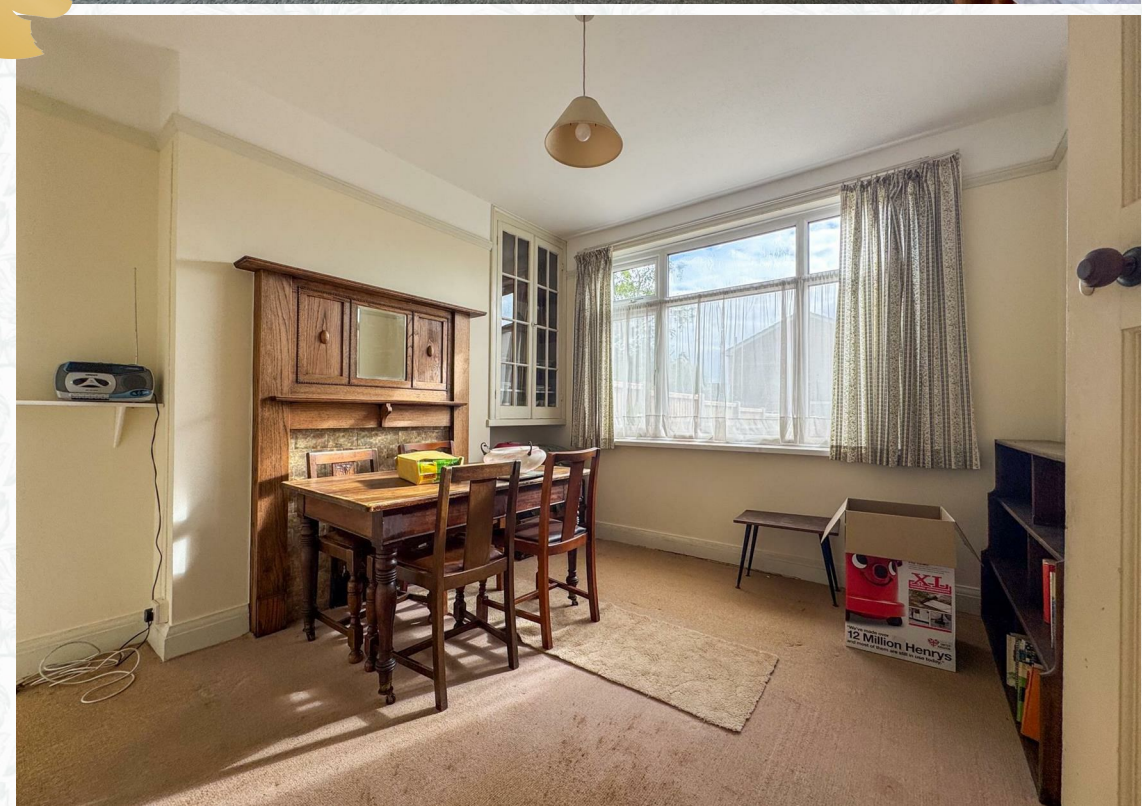


A Home with Character

Set back from the road behind a traditional brick boundary wall, the property immediately conveys a sense of presence. Stepping through the original green door, a generous entrance hallway unfolds — complete with charming period details and chequered flooring that hint at its 1930s heritage. To the left, the bay-fronted lounge enjoys an abundance of natural light, complemented by built-in cabinetry and an original tiled fireplace that speaks to the home's enduring charm. Beyond lies a second reception room, currently used as a dining room, with views out to the garden and its own period features — including an intricate timber mantle and display unit that feels like a piece of craftsmanship in its own right.

Space to Reimagine

The kitchen, whilst dated, provides a functional layout with direct





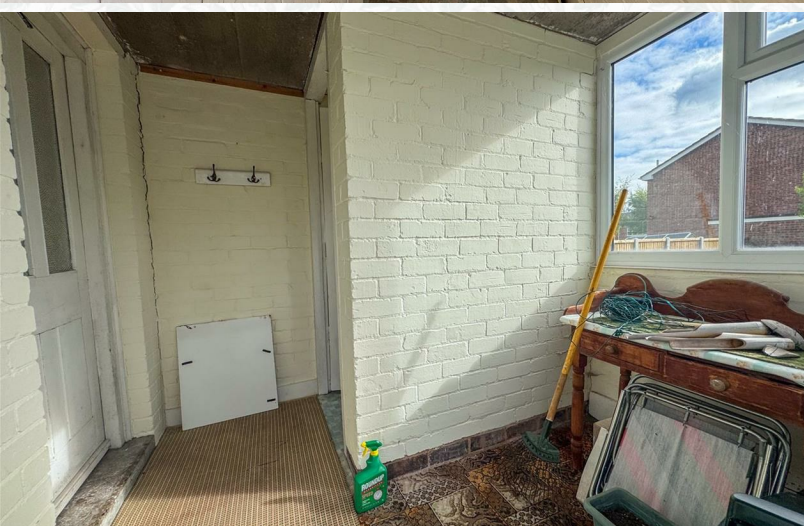
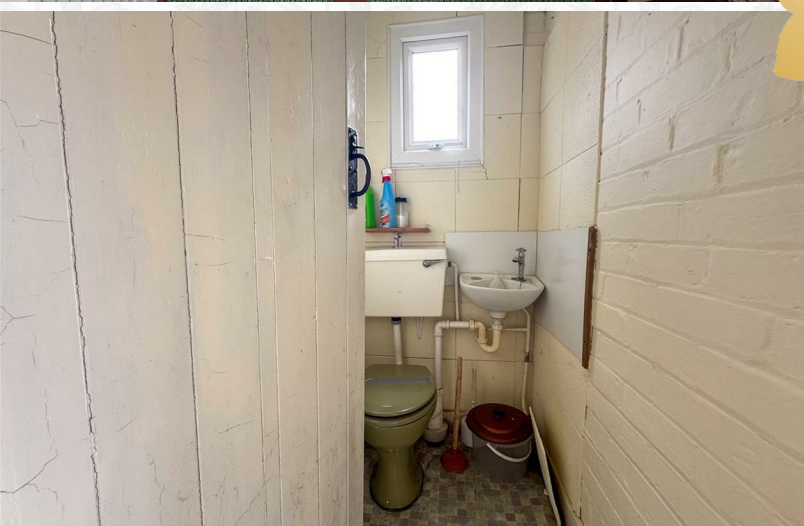


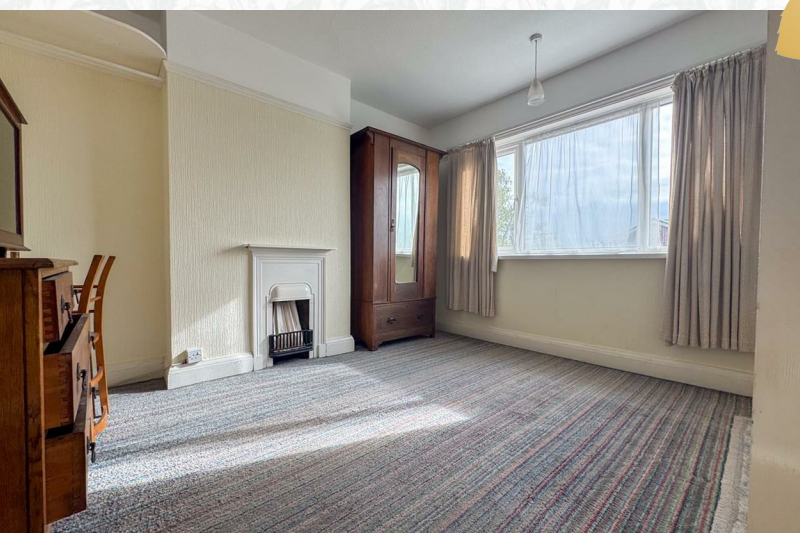
access to a rear boot/utility area, leading on to a ground-floor WC. These spaces offer fantastic potential for redesign — whether that's creating an open-plan kitchen-diner or extending to the rear (subject to planning permission).

Upstairs, the home continues to offer generous proportions. There are two double bedrooms and a further single bedroom, all served by a family bathroom with built-in storage. Each room enjoys an airy, light-filled aspect — ideal foundations for those looking to modernise and create a home of contemporary comfort.

A Plot That Invites Possibility

Outside, the home sits on a wide, well-tended plot with expansive lawned gardens to the rear and side — providing clear scope for side and rear extensions, or even the addition of a garden studio or





home office (subject to the necessary consents). The space, privacy, and orientation make it perfect for family life or creative reconfiguration. There is access to parking at the rear of the garden via timber gates.

The Location

Grove Lane places you right in the heart of Barrow upon Soar, one of Leicestershire's most desirable villages. The property is just a short walk from the bustling High Street, independent shops, cafés, well-regarded primary school, and the train station providing direct links to Loughborough and Leicester. Scenic riverside walks and open countryside are also close by, enhancing the village's enviable lifestyle appeal.



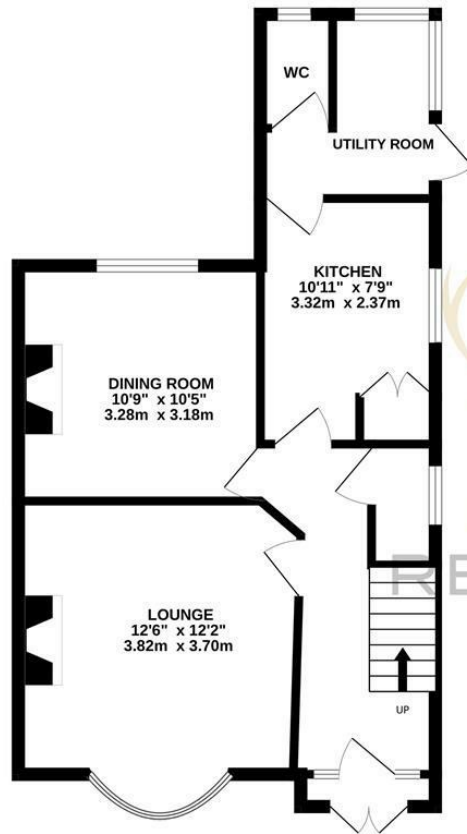




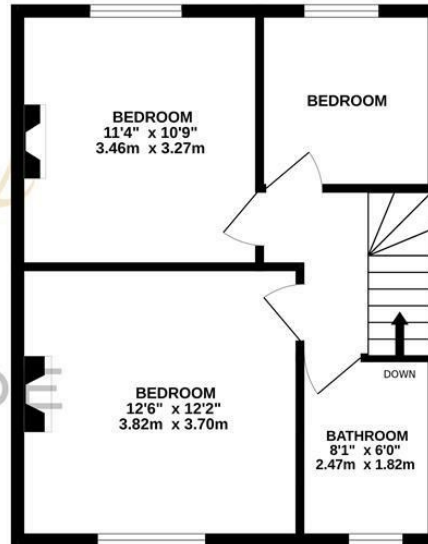
PLOT PLAN FOR GUIDANCE ONLY



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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KEY FEATURES:

- No upward chain
- Three bedrooms and two reception rooms
- Corner plot in the heart of Barrow upon Soar
- Former home of Mr Perkins, renowned local builder
- Kitchen, utility/boot room and ground floor WC
- Two doubles and a single bedroom plus family bathroom
- Large gardens with scope to extend (STPP)
- Close to village shops, schools and station



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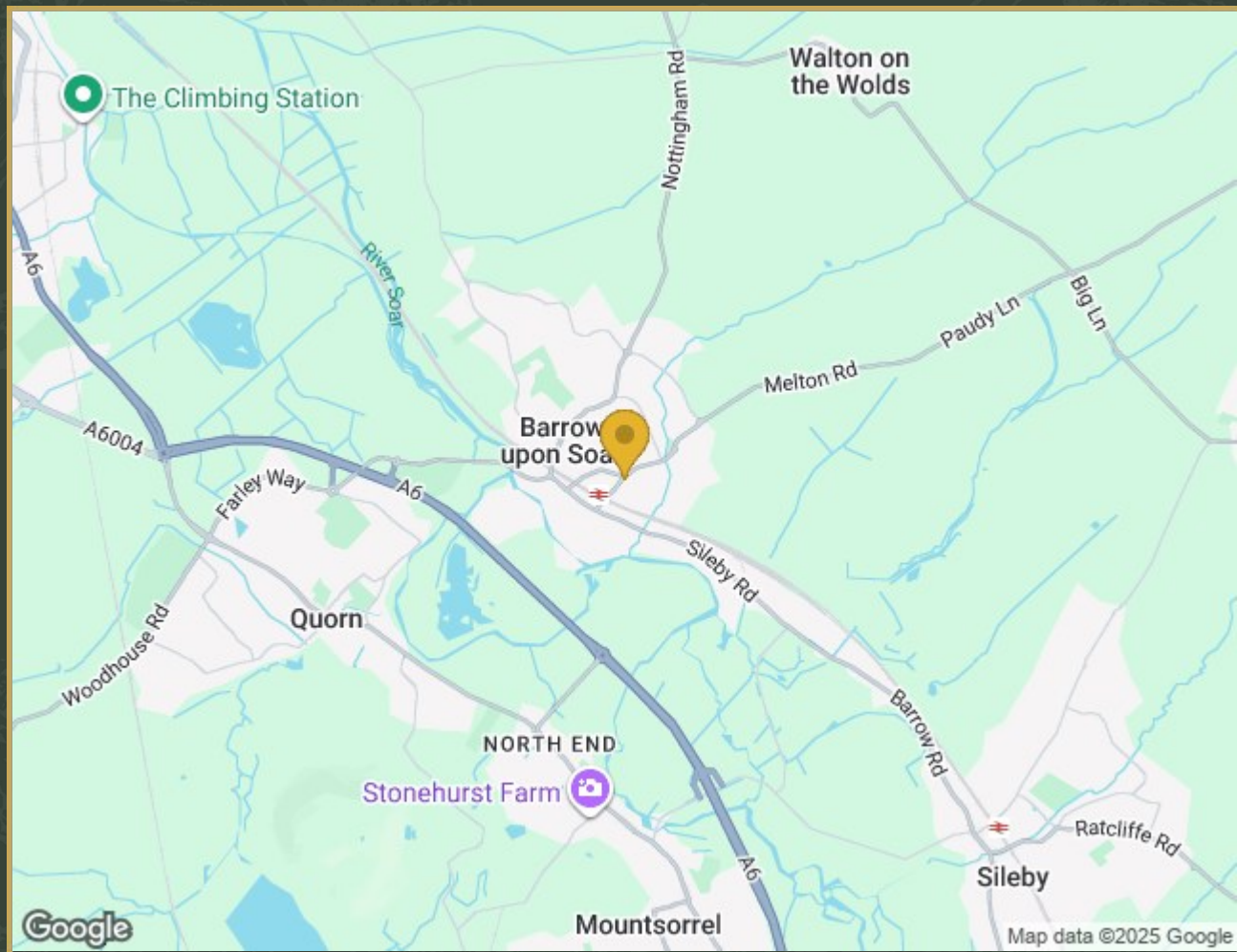
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935.00 sq ft

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	
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



50 Grove Lane, Barrow Upon Soar, LE12 8NP