



APPLE TREE WAY, BARROW UPON SOAR,

GUIDE PRICE: £ 390,000





A modern family home that balances design, comfort and village life perfectly. Tucked away in one of Barrow upon Soar's most desirable pockets, this stylish four bedroom home offers a brilliant blend of modern living and everyday practicality. From the moment you step inside, there is a sense of calm and cohesion with thoughtful design, clean lines and spaces that just flow.







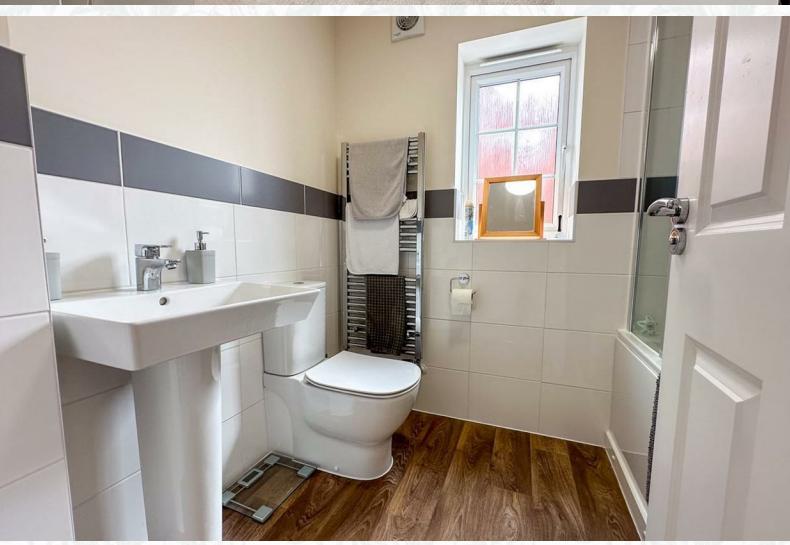


Ground Floor

The hallway leads into a bright, welcoming lounge, dressed in soft tones and natural light, the ideal spot for relaxed evenings in.

To the rear sits the home's true heart, a contemporary open plan kitchen and dining space finished in sleek grey cabinetry with integrated appliances and a sociable layout. French doors open directly onto the garden, extending the living space outdoors for effortless entertaining. A cloakroom completes the ground floor.





Upstairs

The first floor is beautifully balanced, offering four generous bedrooms and two bathrooms. The principal suite comes with its own en suite shower room, while the additional bedrooms provide flexibility, perfect for family, guests or home working. The family bathroom continues the home's crisp, modern aesthetic.



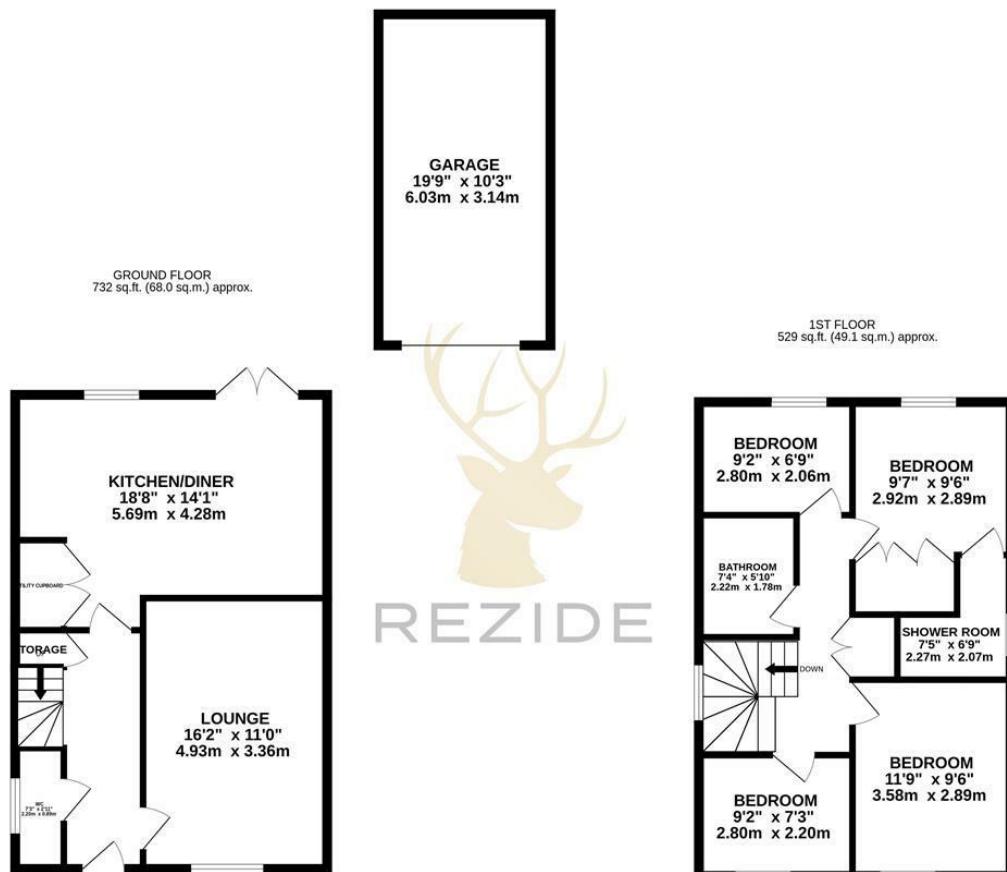


Outside

The rear garden is private and well kept, combining a neat lawn, patio area and children's play space, ideal for outdoor dining or relaxed weekends in the sun. There is also a detached single garage and driveway parking.

KEY FEATURES:

- Four bedroom detached home
 - Open plan kitchen diner
 - Bright, welcoming lounge
- Main bedroom with en suite
- Modern family bathroom
- Private landscaped garden
- Detached garage and drive
- Prime Barrow upon Soar location



REZIDE

TOTAL FLOOR AREA : 1261 sq.ft. (117.2 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 guidance 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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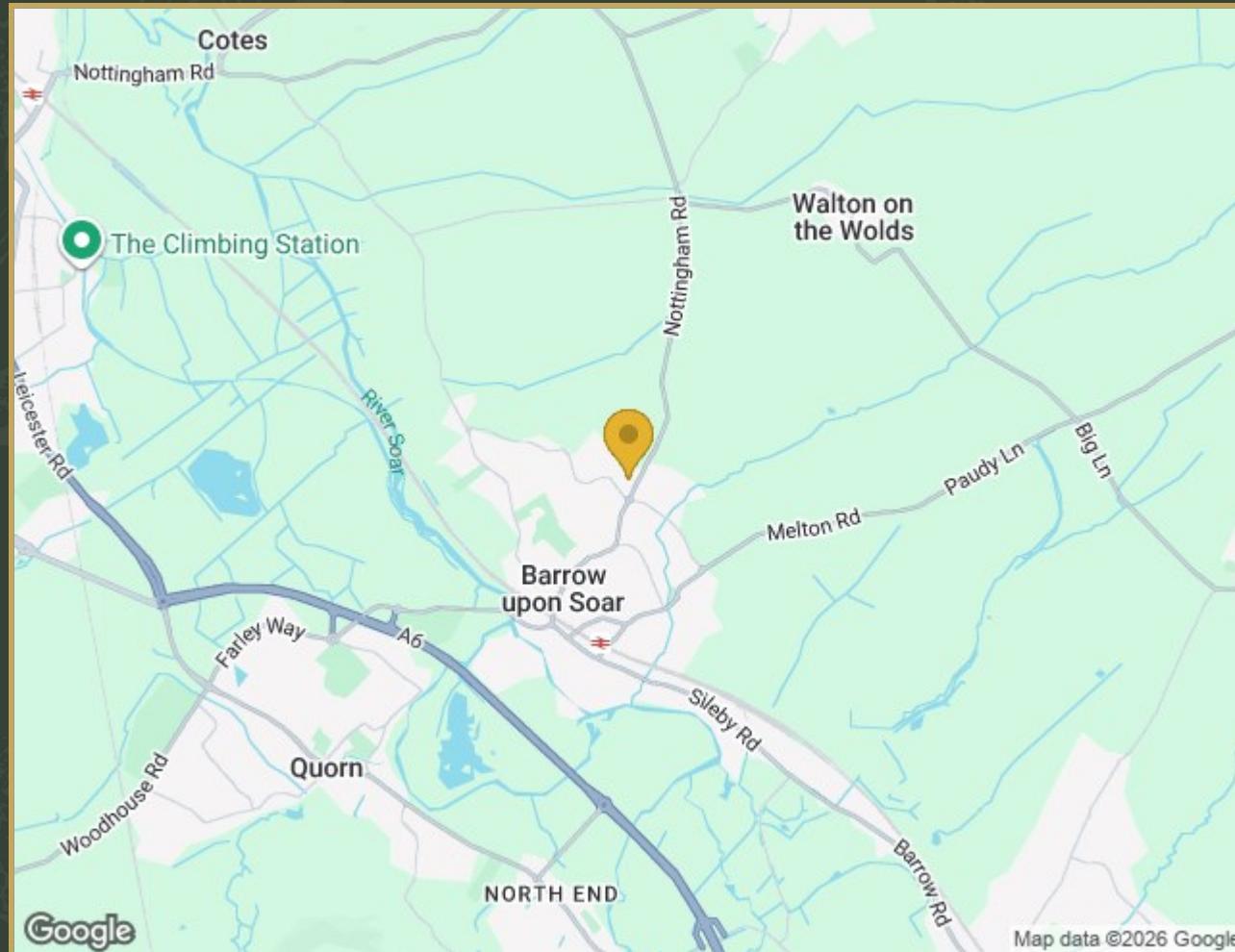


1261.00 sqft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Property Location



7 Apple Tree Way, Barrow Upon Soar, Loughborough, LE12 8YL

Location

Barrow upon Soar remains one of Charnwood's most sought after villages with riverside walks, a vibrant community, independent cafés and strong transport links. The train station connects directly to Leicester, Nottingham and Loughborough, while excellent schools make this an easy choice for families.