

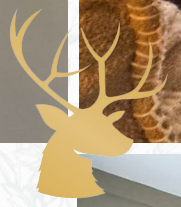


FIELD EDGE DRIVE, BARROW UPON SOAR,
GUIDE PRICE: £ 520,000



A modern home with character and charm. Set along a peaceful lane overlooking open green space, this stunning four-bedroom home immediately captures attention with its beautiful façade and sense of space. Built just over five years ago, it offers all the advantages of a modern property — energy efficiency, a thoughtful layout, and the reassurance of an NHBC warranty — yet inside it feels warm, soulful, and full of character. Every detail has been designed to make this home both stylish and deeply inviting.





The perfect balance
Beautifully presented and thoughtfully designed,
this is a home that combines modern convenience
with timeless charm — the perfect blend of
character, comfort, and contemporary living in one
of Charnwood's most sought-after village settings.







At the heart of the home

The elegant lounge sits at the centre of the property, anchored by a charming log-burning stove framed by brickwork and wall panelling — the perfect setting for cosy evenings in. The open-plan kitchen diner is designed for modern family living and effortless entertaining. French doors flood the space with natural light and open onto the garden, while sleek cabinetry, tiled flooring, and well-considered lighting create a refined yet relaxed atmosphere. A separate utility room keeps everyday essentials neatly out of sight.





Flexible family living

A dedicated study provides the ideal home-working environment, complemented by a contemporary downstairs W.C. The ground floor flows beautifully from one room to the next, balancing practicality with elegant design.







A restful retreat

Upstairs, four well-proportioned bedrooms offer comfort and versatility. The principal bedroom benefits from its own ensuite shower room, while the remaining rooms are served by a stylish family bathroom with a clean, modern finish.



HAPPINESS
IS AN INSIDE JOB.









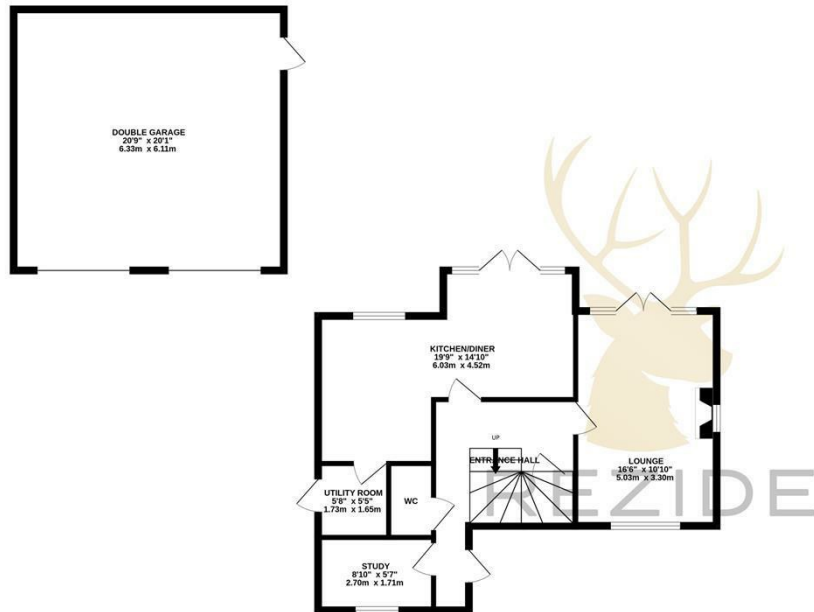
Outside space

Set back from the road and approached via a private driveway, the home enjoys generous gardens that are both private and beautifully landscaped — perfect for relaxing or entertaining. There is also a detached garage and ample parking, with open green views to the front enhancing the sense of space and calm.

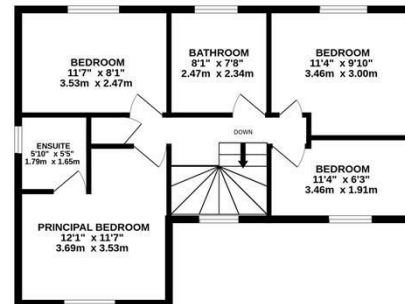
KEY FEATURES:

- Four spacious bedrooms with stylish ensuite to principal
- Stunning kitchen diner perfect for entertaining
- Cosy lounge with feature log-burning stove
- Separate study ideal for home working
- Handy utility and ground floor W.C.
- Generous landscaped garden and patio
- Private driveway and detached garage
- Peaceful outlook across open green space

GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



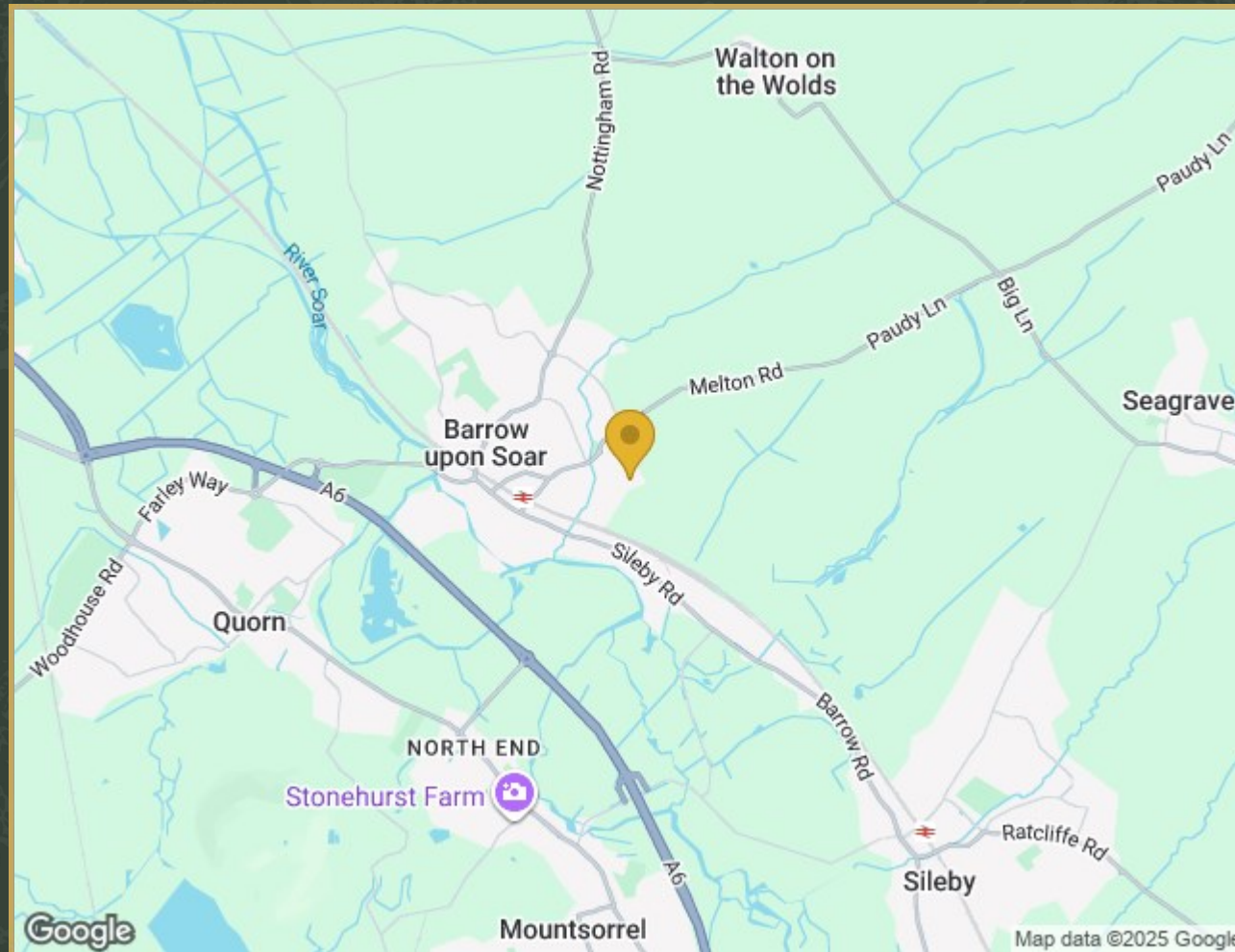
TOTAL FLOOR AREA : 1588 sq.ft. (147.5 sq.m.) approx.

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

Property Location



48 Field Edge Drive, Barrow Upon Soar, Loughborough, LE12 8ZF