



OFFERS OVER: £ 550,000

Shirreffs Close, Barrow Upon Soar, Loughborough



Set at the quiet, private end of a peaceful cul-de-sac, this beautifully kept four-bedroom detached home stands proudly on a substantial corner plot, a setting seldom available and highly sought after. Purchased new and lovingly cared for by the same owners over the last three decades, the property has matured gracefully alongside its surroundings, offering a blend of space, privacy and long-term potential that makes it an exceptional family home. From its wide frontage and sweeping driveway to the enveloping greenery that frames the plot, every first impression speaks of calm, comfort and seclusion. This is a home that immediately feels well-loved and well-positioned, the kind of place designed for settling in and staying for years to come.



Ground Floor

Stepping inside, the layout flows naturally, offering defined yet connected spaces ideal for modern family living.

Lounge & Dining Room

The main lounge sits to the front, a warm and inviting space with a generous picture window welcoming in the afternoon light. Double doors lead through to the dining room, allowing the two rooms to open effortlessly for hosting, celebrating or everyday family life. With garden views and access via patio doors, an easy, calm atmosphere, this space works beautifully across all seasons.

Kitchen with Breakfast Area

At the rear, the kitchen feels bright and uplifting. Contemporary cabinetry, an integrated double oven, gas hob, integrated dishwasher and a practical central breakfast bar make this a welcoming hub of the home. Dual windows frame the landscaped garden beyond, filling the space with light and creating a natural connection between the indoors and out. It's a kitchen designed for real living — from morning coffees to relaxed family dinners.

Utility Room

A separate large utility room provides essential practicality, offering additional storage, appliance space and direct outdoor access — a true family convenience.









First Floor

The upper floor offers four beautifully balanced bedrooms arranged around a generous landing.

Principal Suite

The principal bedroom is calm and considered, featuring stylish fitted wardrobes and a dressing table. The en-suite shower room completes the space, creating a private sanctuary at the end of each day.

Additional Bedrooms

The remaining bedrooms offer superb flexibility — ideal for children, guests, hobbies or working from home. Each room feels bright, comfortable and well-maintained, with views across either the cul-de-sac or the garden's green backdrop.

Family Bathroom

A well-presented family bathroom serves the remaining bedrooms, neutrally finished and easy to enjoy as is or personalise over time.





Exterior & Gardens

The gardens are the highlight of this home. As the aerial view shows, the property occupies a significant corner plot that widens beautifully to the rear, wrapped by mature trees and established planting that give a deep sense of privacy. The lawn extends generously, offering wide, open spaces for families to enjoy — and for those with vision, the possibilities are outstanding. With such a substantial footprint, the property offers excellent scope for extending or reconfiguring (subject to planning) while still maintaining exceptional outdoor space. Multiple seating areas, wide side access and a serene garden backdrop create a peaceful retreat that feels removed from the everyday.





REZIDE

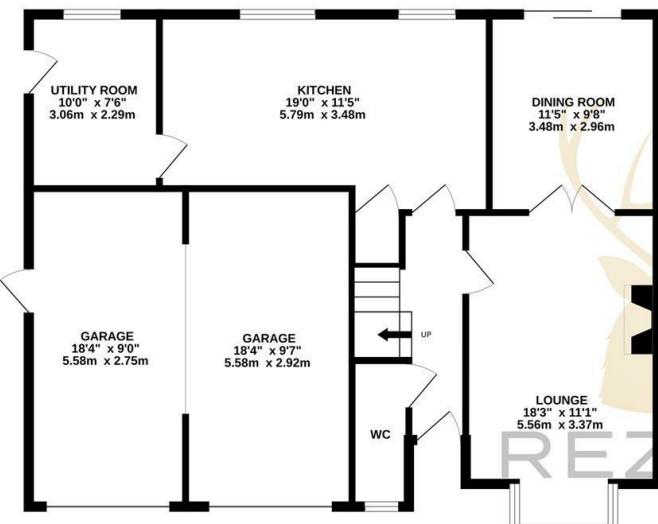


Plan for guidance only. Purchasers should rely on the official Land Registry title plan for accuracy.

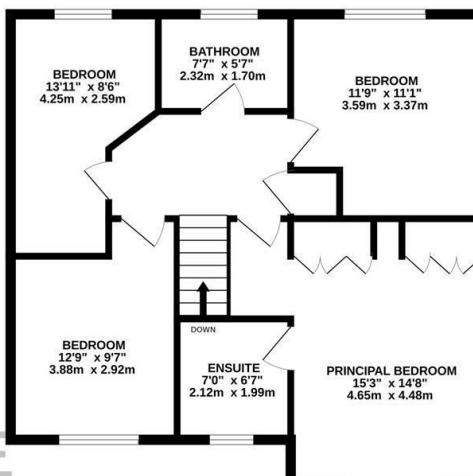
KEY FEATURES:

- Quiet end-of-cul-de-sac corner plot
- Loved family home over the last three decades
- Four bedrooms with en-suite principal
- Lounge + dining room via double doors
- Kitchen with breakfast bar and utility
- Large, private garden with extension potential (STP)

GROUND FLOOR
1007 sq.ft. (93.5 sq.m.) approx.



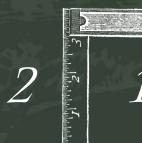
1ST FLOOR
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (158.0 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 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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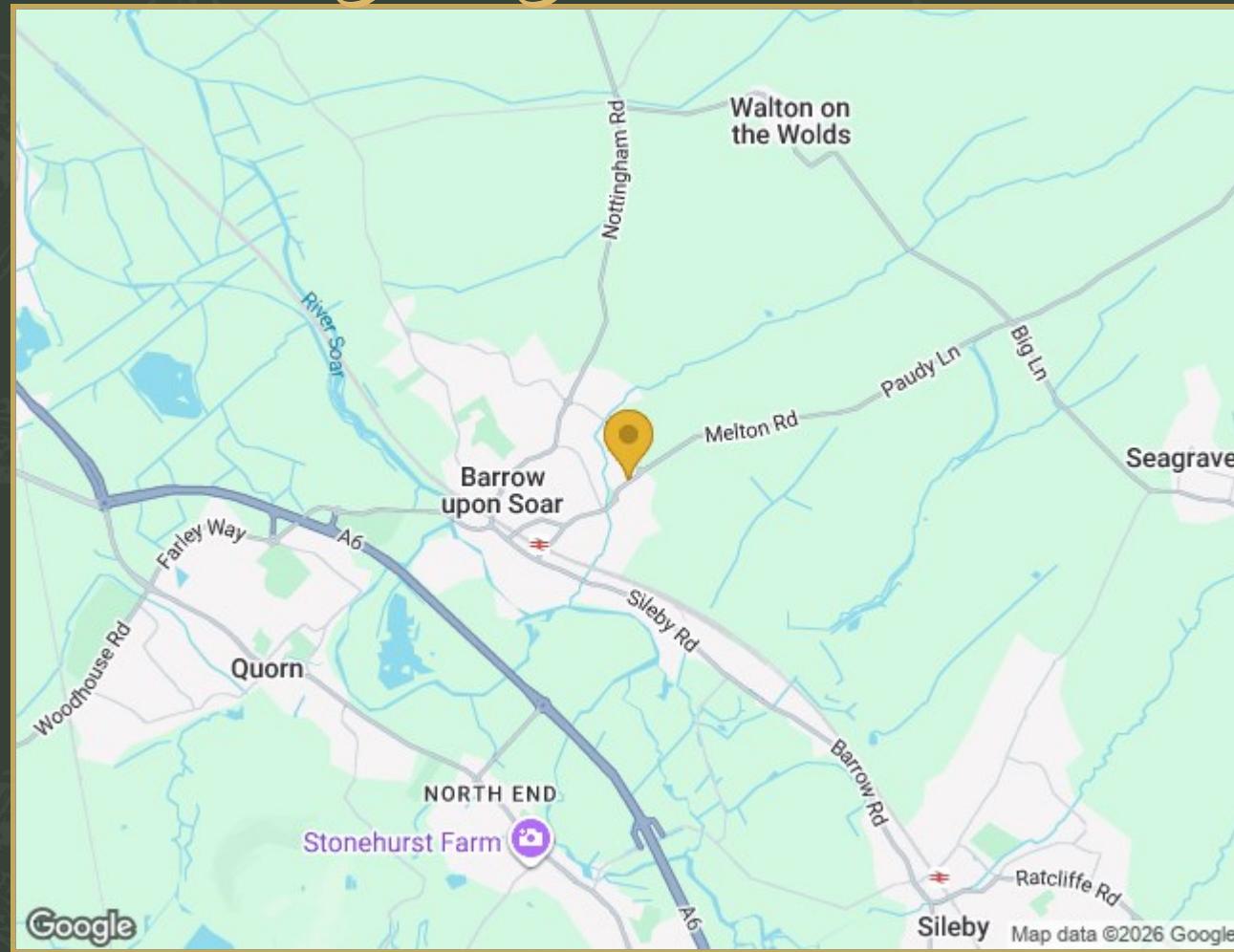


1700.00 sqft

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			
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			
EU Directive 2002/91/EC			

Property Location



15 Shirreffs Close, Barrow Upon Soar, Loughborough, LE12 8XN

Location

Shirreffs Close is an established, highly regarded cul-de-sac within Barrow upon Soar — a village known for its strong community feel, excellent schools, independent shops and rail links. With countryside walks on the doorstep yet amenities moments away, this is a location that blends convenience with a slower, greener pace of life.