



BREACHFIELD ROAD, BARROW UPON SOAR, LOUGHBOROUGH

: £260,000



A charming and well-maintained three-bedroom home offering spacious accommodation, a modern fitted kitchen/diner, enclosed rear garden, garage and ample off-road parking. Ideally suited to families and first-time buyers, the property combines practical living space with attractive outdoor areas.



This charming and well-maintained three-bedroom home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers or anyone seeking a comfortable home in a peaceful setting.

Upon entering the property, you are welcomed into a bright and inviting lounge, featuring a UPVC double-glazed window to the front that allows plenty of natural light to fill the space. Stairs rise to the first floor, while the lounge opens seamlessly into the kitchen/diner, creating a practical and sociable layout.

The fitted kitchen boasts a range of wall, base and drawer units, complemented by laminate work surfaces and quartz countertops. Integrated appliances include a Neff eye-level double oven, gas hob and fridge freezer, alongside a stainless steel sink and drainer. There is also plumbing for a washing machine, a wall-mounted boiler and UPVC double-glazed windows to the rear. French doors provide direct access to the garden, making this an excellent space for everyday family life and entertaining.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The main bedroom is positioned to the front of the property and







benefits from fitted wardrobes, while bedroom two enjoys views over the rear garden. Bedroom three is also situated to the front. All three bedrooms feature radiators and PVCu double-glazed windows.

The family bathroom comprises a three-piece suite, including a close-coupled WC, pedestal wash hand basin and bath with shower over, with a PVCu double-glazed window providing natural light and ventilation.

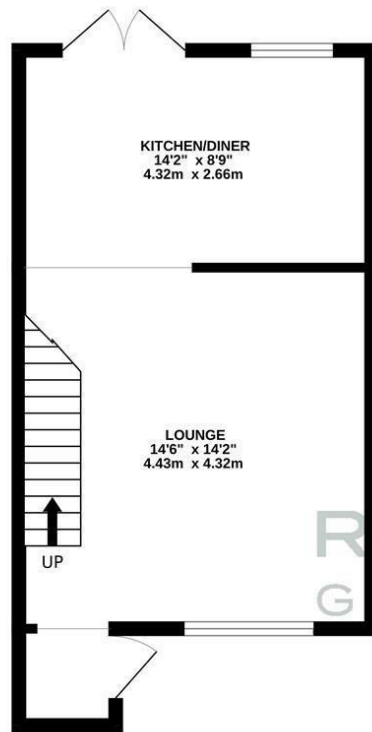
Externally, the property continues to impress. To the front, a block-paved driveway provides ample off-road parking for multiple vehicles, alongside a front garden. Gated side access leads to the enclosed rear garden, which features a patio area, lawn and useful storage sheds, offering space to relax, entertain and enjoy the outdoors.

Further benefits include a garage with an up-and-over door, personnel door and rear window, providing excellent additional storage or potential parking space.

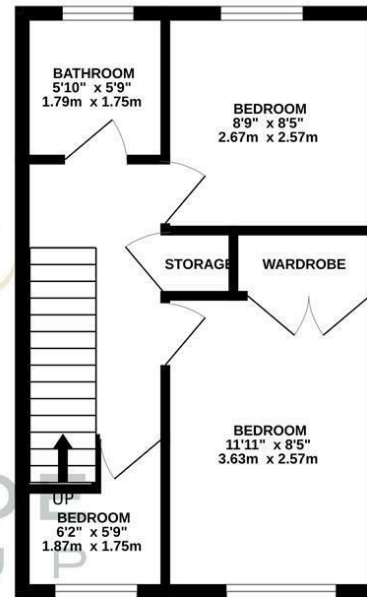




GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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:

- Three well-proportioned bedrooms
- Fitted kitchen/diner with quartz countertops
- Integrated Neff double oven, gas hob and fridge freezer
- French doors opening onto the rear garden
- Block-paved driveway with parking for multiple vehicles
- Ideal for families and first-time buyers



REZIDE



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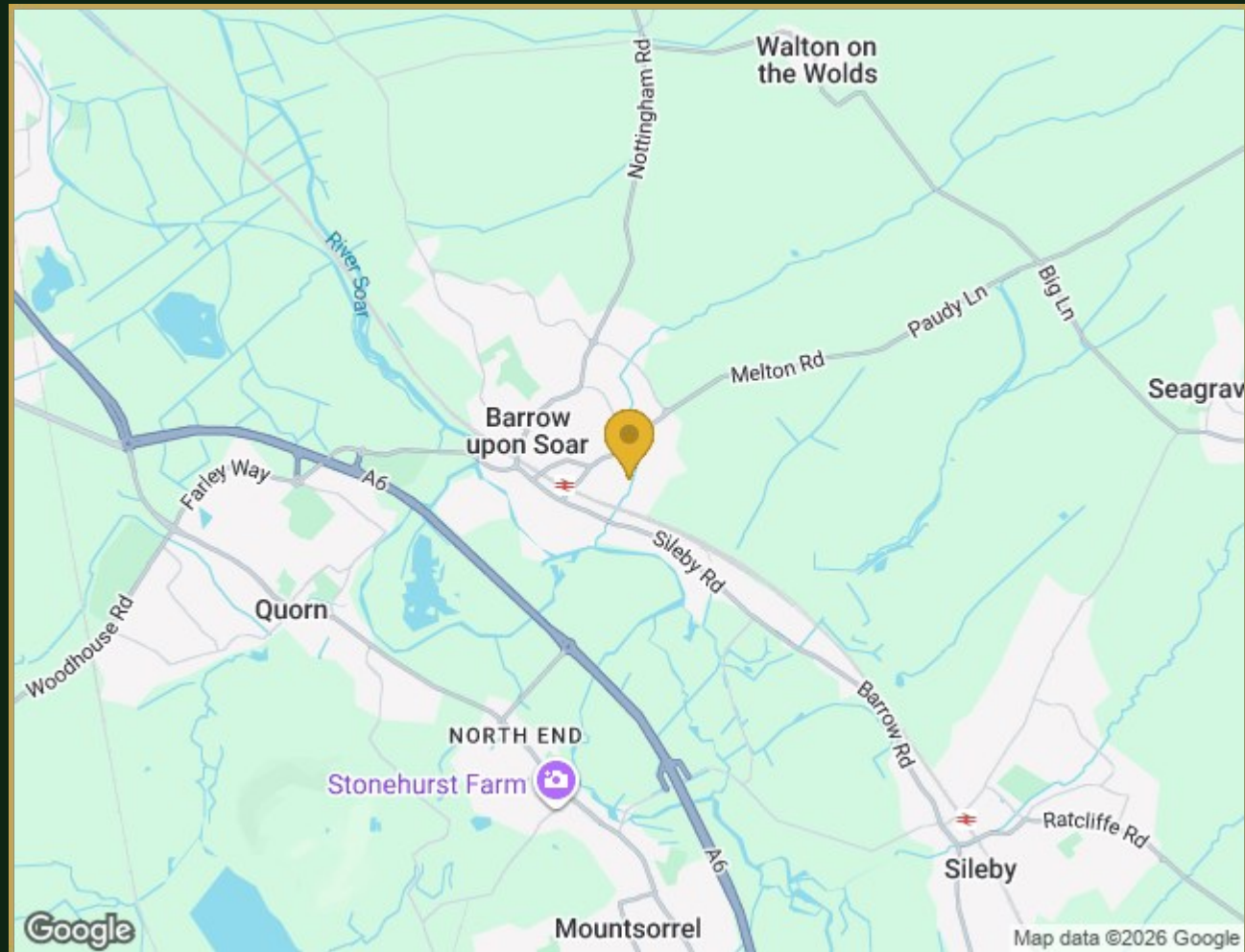
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675.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			84	(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



64 Breachfield Road, Barrow Upon Soar, Loughborough, LE12 8NN