



HIGHFIELDS, BARROW UPON SOAR, LOUGHBOROUGH

GUIDE PRICE: £350,000





Positioned within a quiet and highly sought-after cul-de-sac in the heart of Barrow upon Soar, this beautifully presented two-bedroom detached bungalow offers an exceptional opportunity for those seeking a turn-key home with privacy and lifestyle appeal. Set on a generous plot with a landscaped rear garden, garden room and ample off-road parking, the property delivers well-balanced single-storey living in a rarely available village setting — ideal for downsizers, professionals or those looking to enjoy a slower pace without compromise.



Set back from the road with generous off-road parking and a detached garage, the home immediately presents a sense of space and calm. Internally, the layout has been thoughtfully arranged to maximise natural light, with a welcoming living room centred around a feature fireplace, creating a warm and inviting setting for everyday living.







The kitchen is both functional and well-proportioned, offering ample storage and workspace, while the adjoining dining area provides a sociable space ideal for entertaining or relaxed day-to-day use. Two well-sized bedrooms are complemented by a modern bathroom, making the property perfectly suited to downsizers, professionals or those seeking single-storey living without compromise.





Externally, the property truly excels. The rear garden has been carefully landscaped to create a private and tranquil retreat, with a mix of lawn, patio and established planting. A charming garden room adds further versatility – ideal as a reading space, home office or quiet escape.

Location

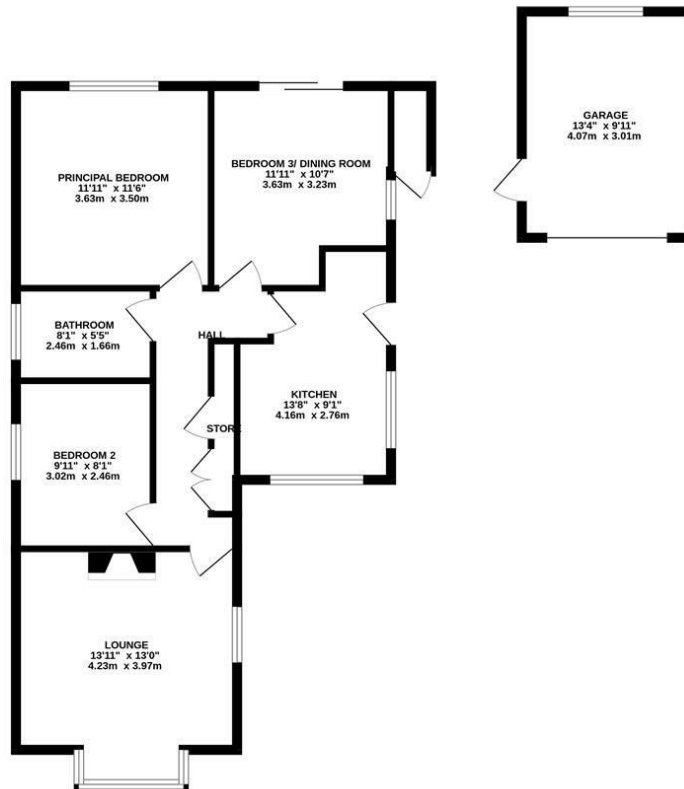
Barrow upon Soar remains one of Leicestershire's most desirable villages, offering a strong sense of community alongside excellent local amenities, pubs, cafes and scenic riverside walks. The property also benefits from convenient access to Loughborough, Leicester and major transport links.







GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 your 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:

- Detached bungalow in a quiet cul-de-sac setting
- Two bedrooms, well-balanced accommodation
- Spacious living room with feature fireplace
- Kitchen with adjoining dining space
- Landscaped rear garden with garden room
- Driveway parking and detached garage
 - Sought-after village location
- Close walking distance to village centre



REZIDE



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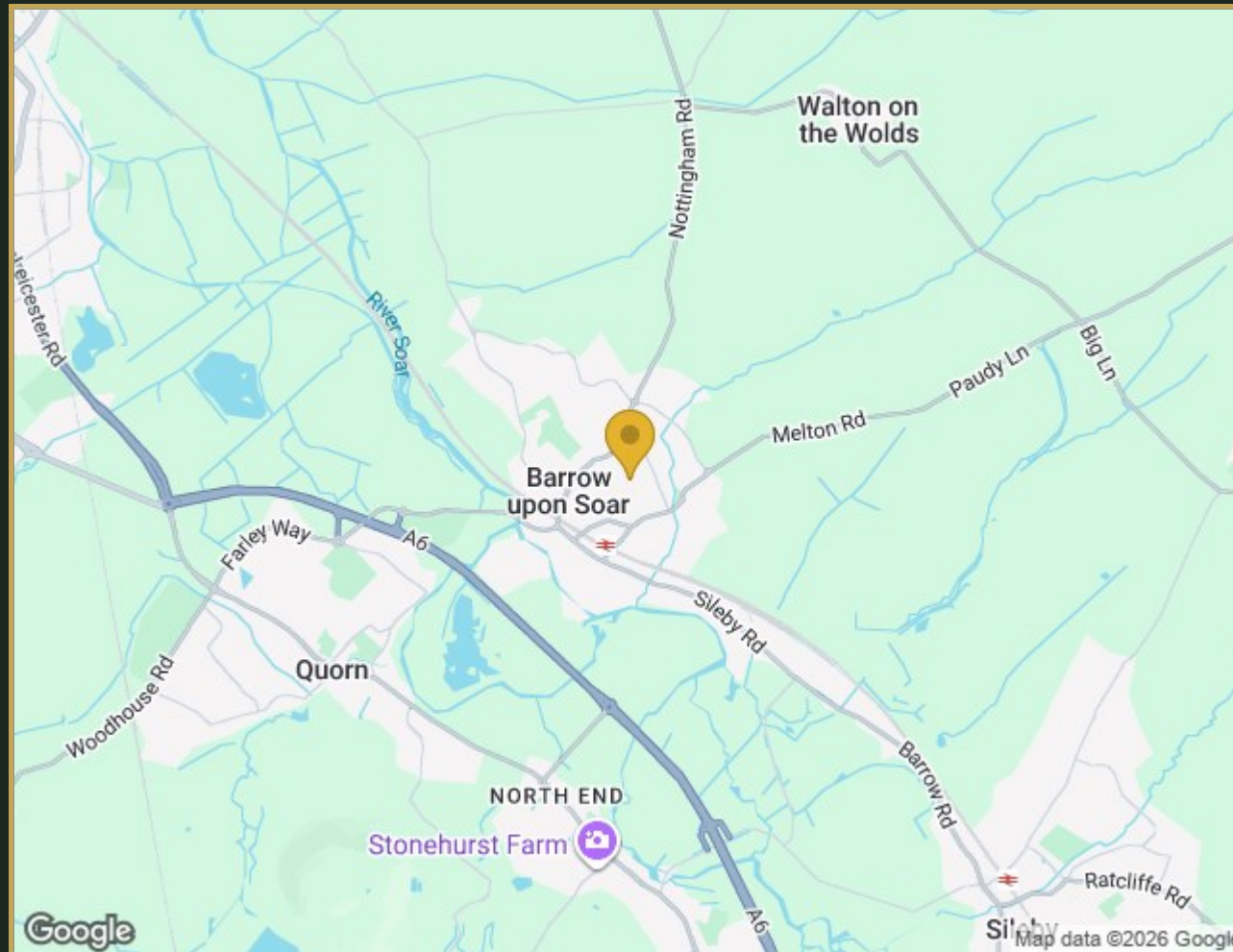
871.00 sq ft

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			(82 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	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 66, Potential 82

Environmental Impact (CO₂) Rating: Current C, Potential A

Property Location



25 Highfields, Barrow Upon Soar, Loughborough, LE12 8HS