



MILL LANE, BARROW UPON SOAR, LOUGHBOROUGH

OFFERS OVER: £ 350,000





A charming and extended 1930's semi-detached home offered to the market with no upward sales chain, perfectly positioned on a quiet residential road within the ever-popular village of Barrow upon Soar. Thoughtfully improved over the years, the property blends attractive period character with modern upgrades, including a re-roof in 2012 and a superb rear extension completed in 2017 creating an impressive open plan kitchen and dining/living space. With three bedrooms, a luxury family bathroom, downstairs WC, off street parking and a fantastic fully insulated home office/studio at the end of the garden, this is an ideal home for families and professionals alike.



The property is entered via a composite front door into a welcoming hallway featuring original tiled flooring, stairs rising to the first floor and access through to the main living spaces. A useful downstairs WC is located off the hallway and includes a low level toilet, wash basin and side window.

To the front of the home, the lounge offers a warm and inviting space with oak flooring, a feature cast iron log burner and a large bay window providing plenty of natural light.





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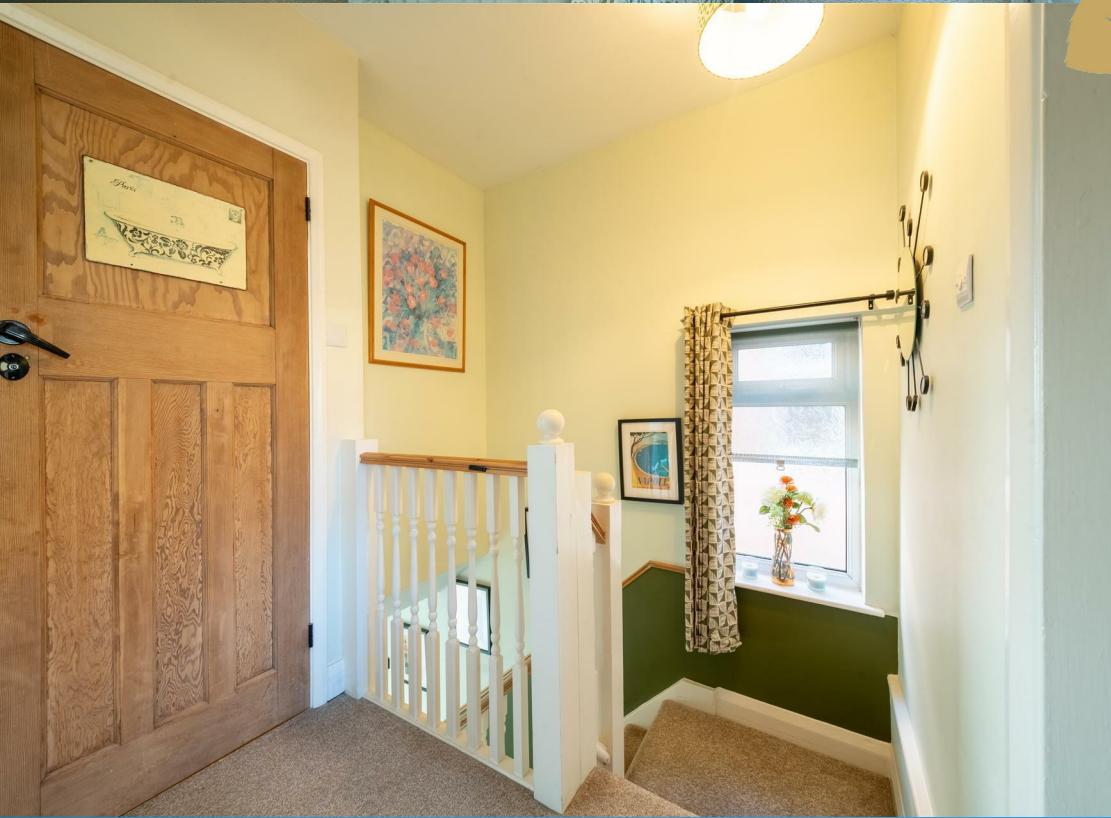
To the rear, the home opens into an impressive extended kitchen and dining/living area designed for modern day living and entertaining. The kitchen is fitted with a wide range of wall and base units with solid oak work surfaces, along with quality integrated appliances including a Neff double oven, induction hob with extractor, dishwasher and an American style fridge/freezer. A separate utility cupboard provides space for laundry appliances and houses the Worcester Bosch combi boiler. Flowing seamlessly from the kitchen, the dining/living space is a real highlight, featuring a vaulted ceiling with Velux windows, a large picture style window overlooking the garden and a glazed door providing direct access outside.





Upstairs, the principal bedroom overlooks the rear garden and benefits from fitted wardrobes, while the second bedroom is a generous double with a feature bay window to the front. The third bedroom provides a versatile space, ideal as a child's room, nursery or home study.

The family bathroom has been refitted to a high standard with stylish wall and floor tiling and includes a bath with waterfall tap, rainfall shower over with glass screen, vanity sink unit with storage, a low profile WC and a heated towel rail. A privacy glass window provides natural light while maintaining discretion.





A standout feature of the home is the detached home office/studio positioned at the end of the private rear garden. Fully insulated and finished to a great standard, it benefits from its own power supply and internet access, ample sockets, internal and external lighting, and French doors opening onto a raised sun terrace. There is also an additional enclosed storage section accessed separately, making it an excellent work-from-home space or hobby room.

Outside, the rear garden is mainly laid to lawn with established shrubs and borders, along with a raised patio seating space and the studio. Side gated access connects the rear to the front where off street parking is available.



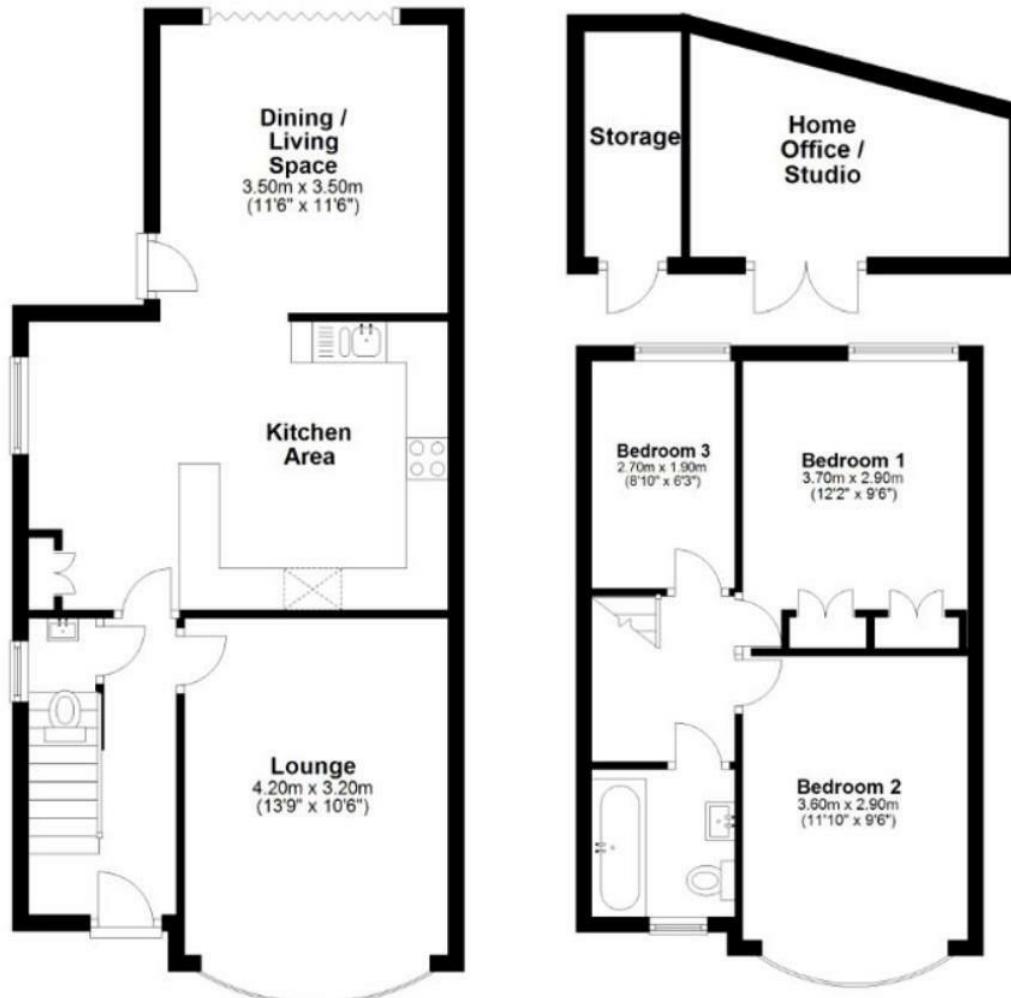
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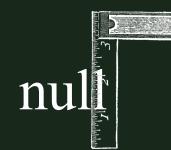
Key Features



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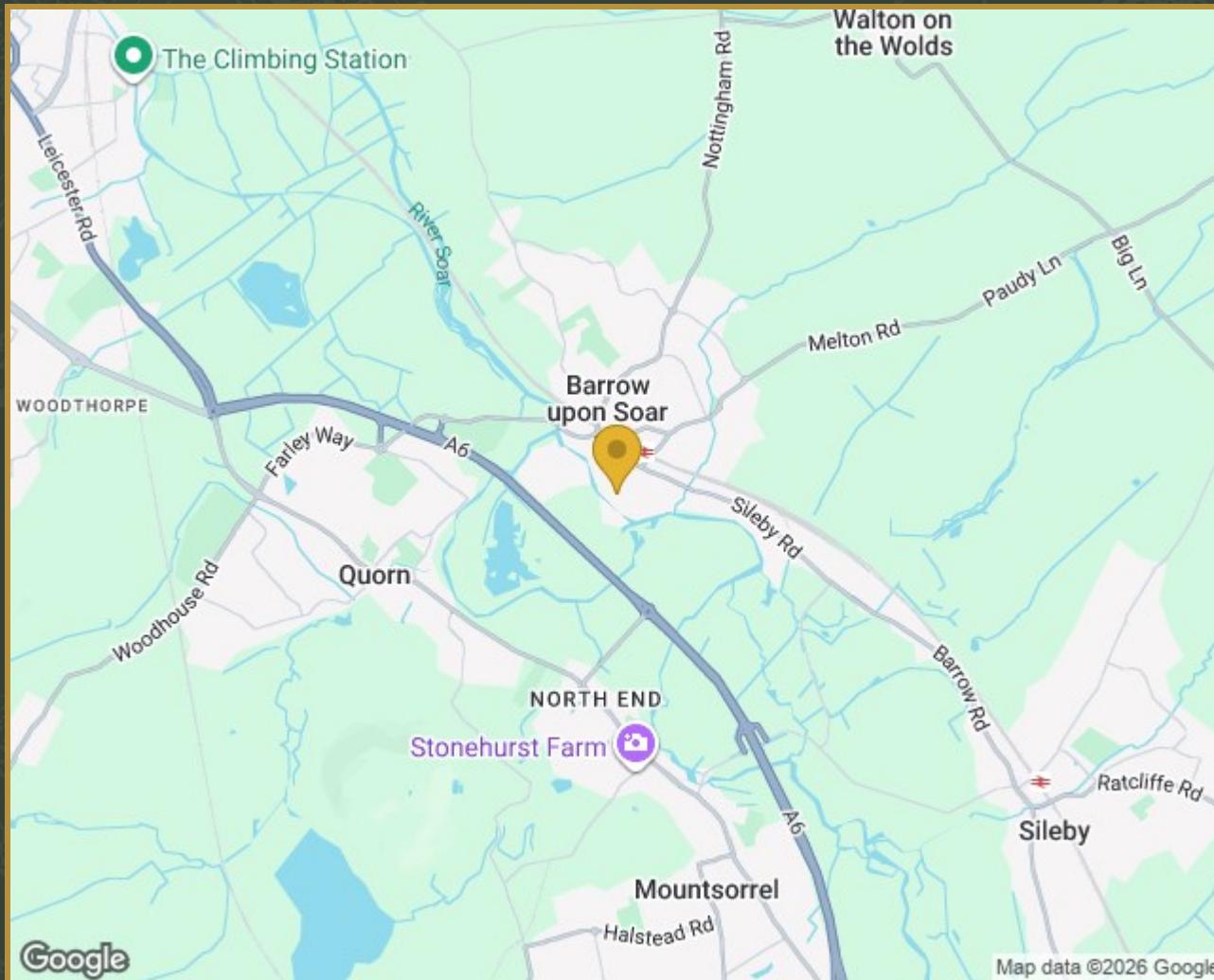


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sq ft

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



53 Mill Lane, Barrow Upon Soar, Loughborough, LE12 8LQ

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