



NO.94 WILLOW ROAD, BARROW UPON SOAR, LOUGHBOROUGH

OFFERS OVER £ 460,000



Rezide Estate Agents is delighted to introduce this exceptional four-bedroom detached family home on Willow Road. Set across three spacious floors, this beautifully presented property offers flexible living accommodation including four double bedrooms, three generous reception rooms, a stylish kitchen-diner, two en-suites, and a modern family bathroom. The home also benefits from off-road parking for two cars, a double garage with electric car charging point, and a secure, landscaped rear garden. Unlike many homes in the area, this plot enjoys a picturesque outlook onto a peaceful green space, with the upper floors offering stunning countryside views.



Upon entering the property, you're welcomed by a bright entrance hall. To the right is the first reception room—currently used as a home office—featuring a window that looks out onto the green space opposite. Continuing down the hallway, there's a convenient downstairs WC with a pedestal basin and toilet. Opposite, a second reception room offers flexible use as a formal dining room or second lounge, again benefitting from views of the green space. High-quality laminate flooring flows through the hallway and both reception rooms, creating a cohesive feel.

At the heart of the home is the spacious kitchen-diner, finished with white units, brushed chrome handles, and dark stone-effect worktops. It boasts a double oven / grill, a gas hob with overhead extractor, integral fridge-freezer, and space for a dishwasher. The dark stone-effect tiled floor, LED lighting, and modern fittings give the space a contemporary edge. French doors lead directly onto the patio, perfect for entertaining, while a separate utility room provides additional storage, a second sink, plumbing for both a washing machine and tumble dryer (vented externally), the gas central heating boiler, and access to the garden.

Upstairs on the first floor, you'll find a generously sized lounge, currently used as







the main living area. It is filled with natural light from two windows and French doors that open to a Juliet balcony, offering uninterrupted views of the green space. Plush carpets, tasteful décor, and dual light fittings make this an inviting space to unwind. Adjacent is the master bedroom—a spacious double with rear garden views—leading into a private dressing area with full-height wardrobes on both sides and through to a well-appointed en-suite bathroom, featuring a three-piece suite with a bath and overhead shower, pedestal basin, and toilet, complemented by contemporary tiling and wood-effect vinyl flooring.

The top floor opens to breathtaking countryside views. On the left is the family







bathroom, complete with bath and overhead shower, pedestal basin, toilet, and neutral, stylish finishes. An airing cupboard housing the hot water tank is also located here. Bedroom three is a double with an alcove ideal for wardrobes and two windows framing stunning rural views. Bedroom two, another generous double, overlooks the rear of the property and includes its own en-suite with a glass-enclosed shower, pedestal basin, and toilet. Lastly, bedroom four, though slightly smaller, is still a comfortable double room with additional space for furnishings and a view to the rear.

The rear garden is a secure, beautifully maintained outdoor space with manicured flower beds bursting with colour, a well-kept lawn, and a patio area





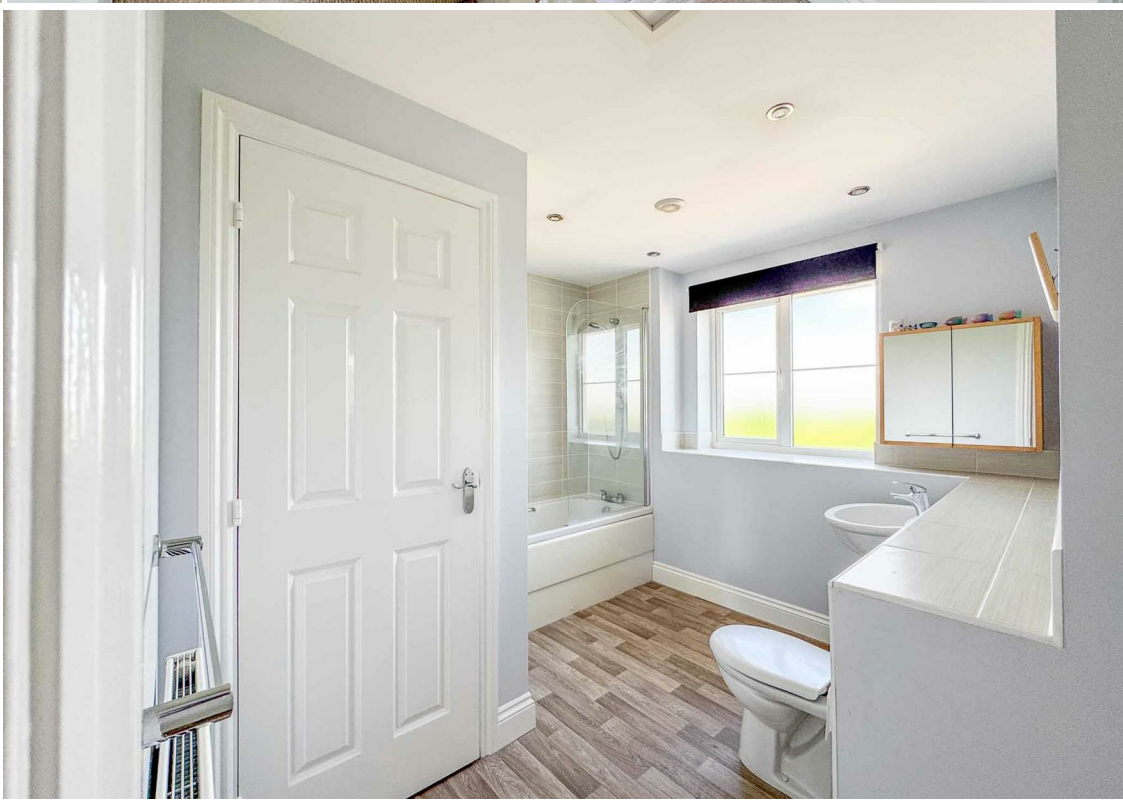
ideal for outdoor dining. A path leads to the detached double garage, which offers additional storage in the rafters, space for two vehicles, power, and lighting. There is also gated side access to the front of the property, where you'll find an electric car charging point, two more parking spaces and a charming, fenced front garden with raised beds and vibrant planting, adding to the home's curb appeal.

Willow Road is located in the charming village of Barrow upon Soar, one of













Leicestershire's most sought-after locations. This vibrant community offers a perfect blend of rural beauty and modern convenience. Nestled alongside the River Soar, residents enjoy scenic walks, tranquil waterside views, and plenty of outdoor pursuits. The village itself boasts excellent schools, welcoming pubs, independent shops, and strong transport links to nearby Loughborough, Leicester, and beyond—making it an ideal place for families, professionals, and nature-lovers alike.

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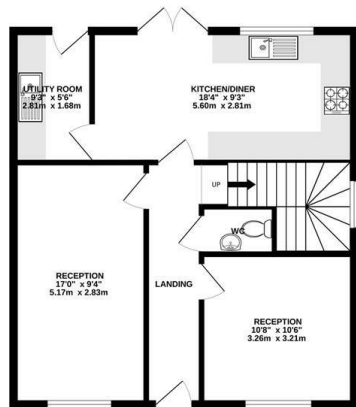




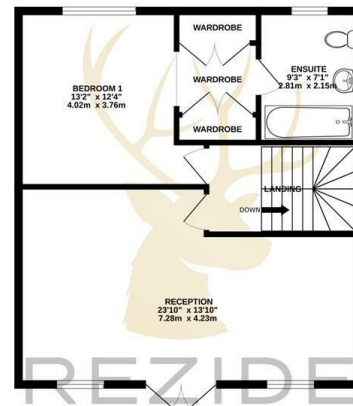
KEY FEATURES:

- FOUR BEDROOM DETACHED FAMILY RESIDENCE
- THREE VERSATILE RECEPTION ROOMS
- PRINCIPLE SUITE WITH DRESSING AREA AND EN-SUITE BATHROOM
- ADDITIONAL FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- KITCHEN DINER & UTILITY ROOM
- EXCELLENT PLOT FACING GREEN SPACE
- PRIVATE & SECURE WALLED REAR GARDEN
- DOUBLE GARAGE, OF ROAD PARKING FOR 2 CARS AND EV CHARGING POINT
- EASY ACCESS INTO LOUGHBOROUGH
- EPC - COMING SOON

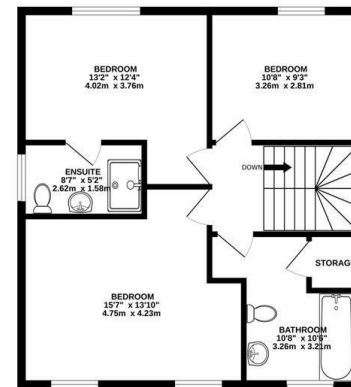
GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



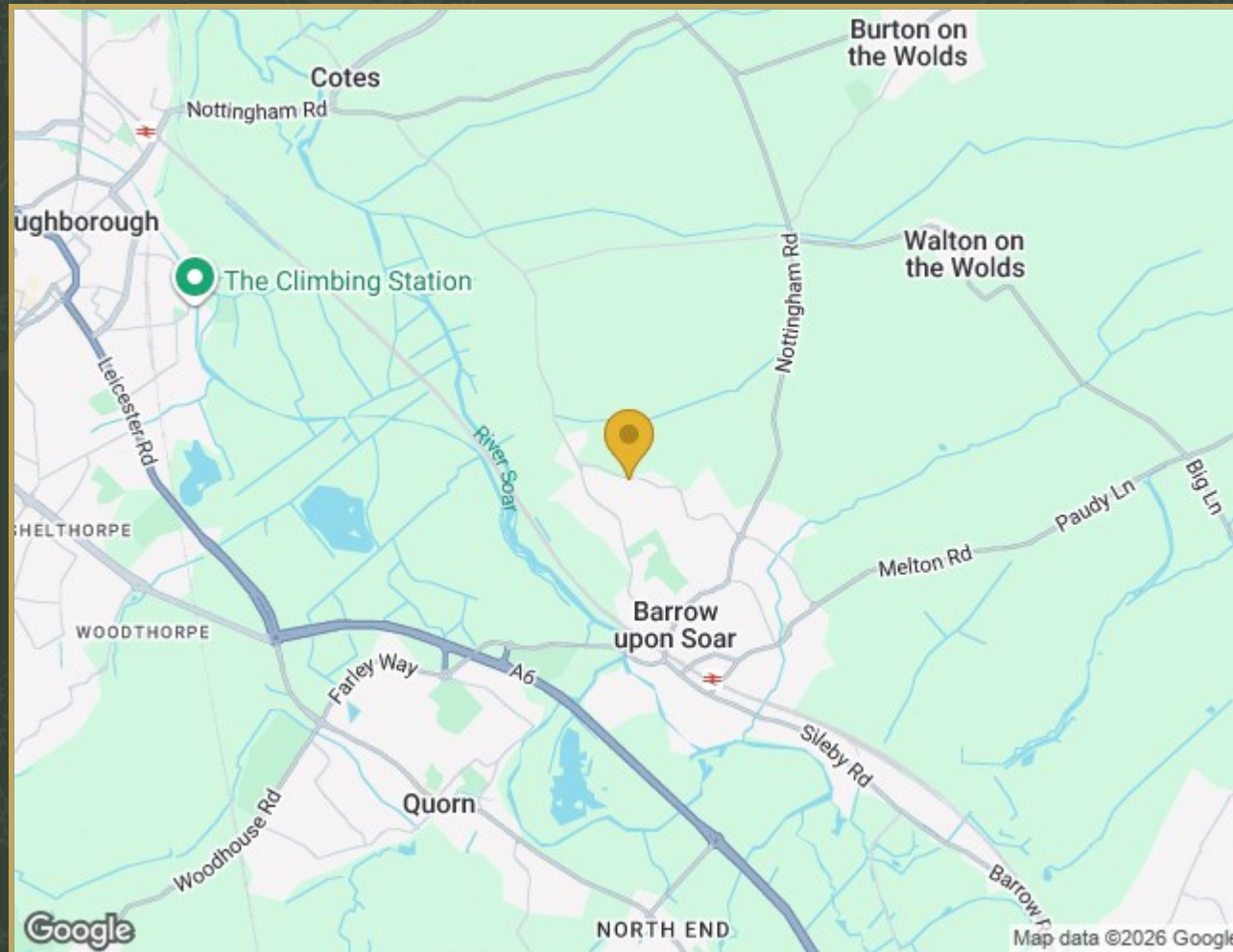
TOTAL FLOOR AREA: 1876 sq.ft. (174.3 sq.m.) approx.

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			(81-91) A
(81-91) B			(61-80) B
(69-80) C			(55-60) C
(55-60) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
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

Property Location



94 Willow Road, Barrow Upon Soar, Loughborough, LE12 8GQ