



**SILEBY ROAD, BARROW UPON SOAR, LOUGHBOROUGH**

£245,000



Charming Multi-Level Cottage in the Heart of Barrow upon Soar. A beautifully presented character cottage offering spacious, versatile accommodation across four thoughtfully arranged levels. Set in a non-estate position within one of the area's most popular and well-served villages, the home blends period charm with modern comforts. Local amenities, schools, bus routes and mainline trains are all within easy reach—making this a superb lifestyle opportunity. Internal viewing is essential.



### Ground Floor Lounge

A welcoming reception room rich in original features, including a striking fireplace with tiled hearth and timber mantle. Elegant full-height shelving and cabinetry frame the chimney breast, while the front-facing window fills the space with natural light. A beautiful stained-glass entrance door adds a colourful period flourish.

### Kitchen

The heart of the home has been re-fitted with style and functionality in mind, boasting shaker-style cabinetry, marble-effect work surfaces, and quality integrated appliances. The rear window offers a pleasant outlook over the garden, and the open staircase adds a sense of flow and connectivity throughout the house.

### Lower Ground Floor Utility / Home Office

Accessed via a staircase between the lounge and kitchen, this flexible space







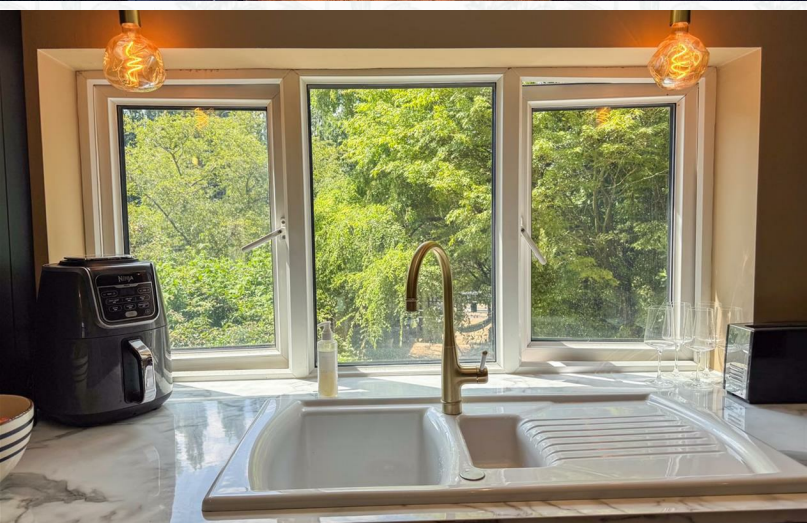
offers a fantastic blend of practicality and comfort. Fitted to match the kitchen above, it features concealed space for laundry appliances and a built-in boiler cupboard. There's ample room for a desk or entertaining set-up, making it ideal for working from home or garden parties. A latch & brace oak door leads through a bright rear porch and out into the garden.

First Floor  
Master Bedroom

Spacious and serene, the principal bedroom is beautifully finished with timber-effect flooring and a large front-facing window. A private staircase leads upwards to the second floor.







### Bathroom

A standout feature of the home, this stunning four-piece bathroom blends elegance with indulgence. Features include a claw-footed freestanding bath, a fully tiled shower enclosure, traditional-style fittings, and classic panelling. The perfect retreat for long, relaxing soaks.

### Second Floor Bedroom Two

A bright and airy double bedroom with charming dormer window, feature fireplace, and access to useful eaves storage. Ideal as a guest bedroom, creative space, or even a second home office.

### Outdoor Space Rear Garden

Beautifully landscaped and full of character, the rear garden unfolds across multiple zones. From the gravel and paved seating areas to the larger lawn and slate-topped patio, there's space for relaxation, entertaining and play. The garden benefits from a sunny south/south-westerly orientation and a high degree of privacy, with boundary fencing and a semi open-plan layout to neighbouring plots. A shared rear access path





provides practical entry from the roadside.

#### Front Forecourt

Neatly enclosed by a mix of picket fencing and wrought iron railings, the forecourt garden is low-maintenance and provides a charming welcome.

#### Location

Barrow upon Soar is a vibrant and historic village nestled between Leicester and Loughborough, well known for its rich geological past and strong sense of community. With excellent transport links including rail access, proximity to major road networks (M1/M69), and a wide range of local amenities including shops, pubs, churches, a library, health centre, and schools, it remains one of the most sought-after addresses in the region.







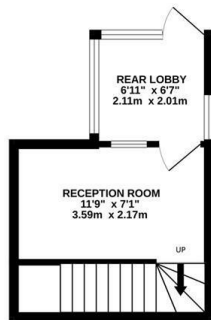




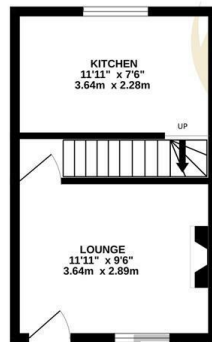
# KEY FEATURES:

- NO CHAIN
- Character cottage over four levels
- Luxury bathroom with claw-foot bath
- Flexible utility/home office space
- Two spacious double bedrooms
- South-west facing landscaped garden
- Excellent transport links nearby
- Stylish re-fitted shaker kitchen

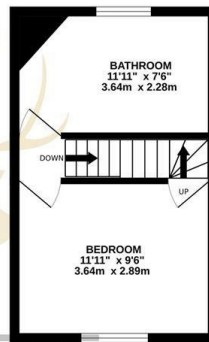
LOWER GROUND  
168 sq.ft. (15.6 sq.m.) approx.



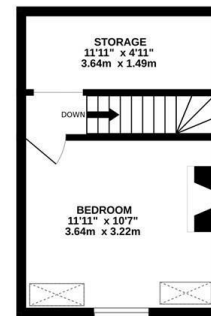
GROUND FLOOR  
231 sq.ft. (21.5 sq.m.) approx.



1ST FLOOR  
230 sq.ft. (21.4 sq.m.) approx.



2ND FLOOR  
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 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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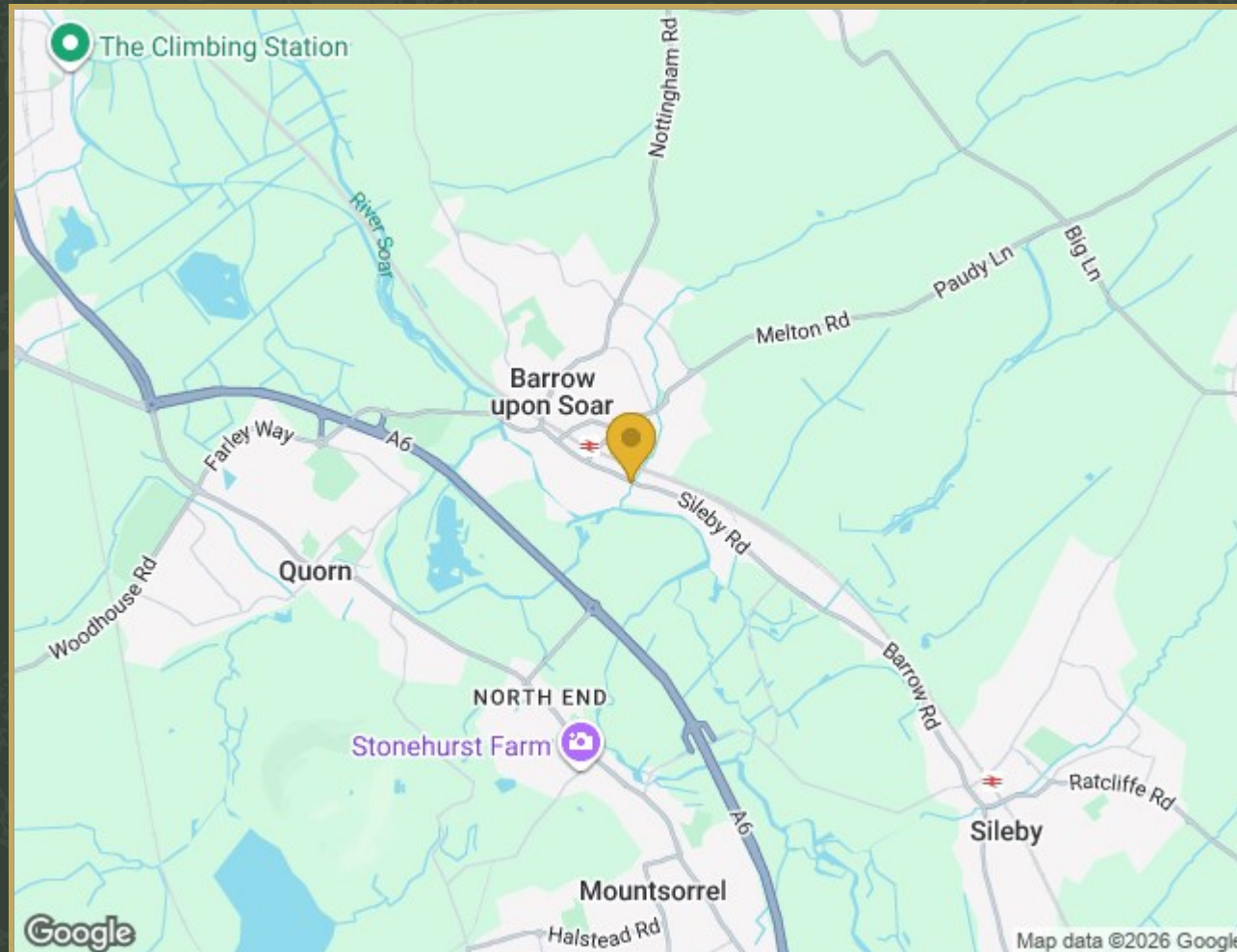
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840.00 sq ft

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

# Property Location



34 Sileby Road, Barrow Upon Soar, Loughborough, LE12 8LR