



Darby Close,
Barrow upon Soar



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£280,000

- UPVC DOUBLE GLAZED
- DOWNSTAIRS WC
- EN-SUITE
- VILLAGE LOCATION
- GREAT PLOT
- GOOD SCHOOL CATCHMENT
- FREEHOLD
- EPC rating B



Tucked away on a desirable corner plot, this beautifully presented three-bedroom semi-detached home on Darby Close offers spacious, modern living in one of Barrow upon Soar's most sought-after residential locations.

Overlooking a pleasant green space, the property enjoys a peaceful setting with an open outlook, while still being just a short stroll from the heart of the village.

Built by respected local developer Jelson Homes, the property is finished to a high standard and benefits from thoughtful design and quality materials, including solid oak internal doors and banisters throughout.

The ground floor features a welcoming entrance hall leading into a bright and comfortable lounge, perfect for relaxing at the end of the day. To the left side of the property, is a generous open-plan kitchen diner, ideal for both cooking and entertaining, with modern fitted units, a gas hob, electric double oven, and space for a dining table. French doors open directly onto the rear garden, bringing the outside in. A downstairs WC completes the ground floor layout.

Upstairs, the home continues to impress with three well-sized bedrooms. The master bedroom enjoys the added luxury of an en-suite shower room, while the two remaining bedrooms are served by a stylish family bathroom with a bath and shower over. Each room offers ample space and natural light, making it ideal for growing families or those in need of home office space.



Outside, the property benefits from being positioned on a spacious corner plot. There is plenty of off-road parking available, making it practical for families with multiple vehicles or visiting guests. The rear garden provides a secure and low-maintenance outdoor space, perfect for children, pets, or summer barbecues.

Darby Close is located within easy walking distance of the village centre, where you'll find a range of local amenities including shops, cafes, pubs, and a pharmacy. Barrow upon Soar also boasts excellent transport links, with its own railway station offering direct routes to Leicester, Loughborough, and Nottingham. The property falls within the catchment area for highly regarded local schools, including Hall Orchard Primary School and Humphrey Perkins Secondary School, making it an ideal location for families. Scenic countryside walks and the River Soar are also nearby, offering opportunities to enjoy the outdoors right on your doorstep.

This is a fantastic opportunity to secure a well-proportioned, well-built home in a quiet and green setting — perfect for modern family life in a thriving Leicestershire village.

LOUNGE 5.3m x 3.54m (17'5" x 11'7")

KITCHEN DINER 5.3m x 3.21m (17'5" x 10'6")

WC 2.18m x 1.74m (7'2" x 5'8")

BEDROOM ONE 5.3m x 3.02m (17'5" x 9'11")

BEDROOM TWO 2.06m x 3.41m (6'10" x 11'2")

BEDROOM THREE 3.1m x 2.41m (10'2" x 7'11")

BATHROOM 2.37m x 2.05m (7'10" x 6'8")





SERVICES & TENURE

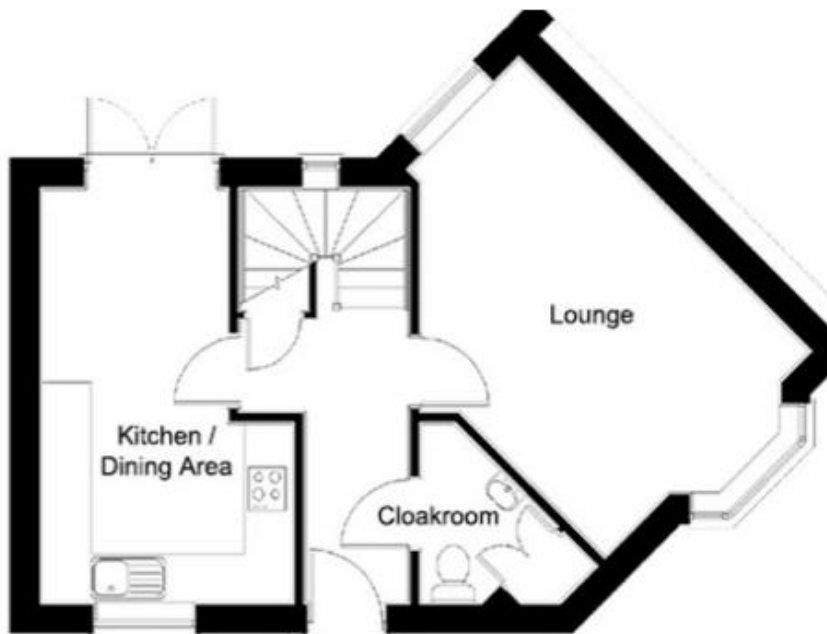
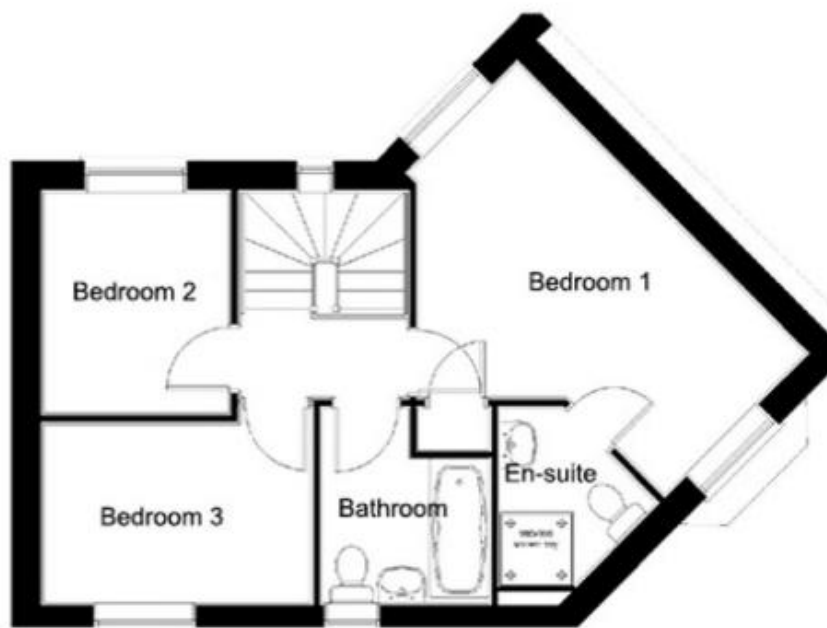
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

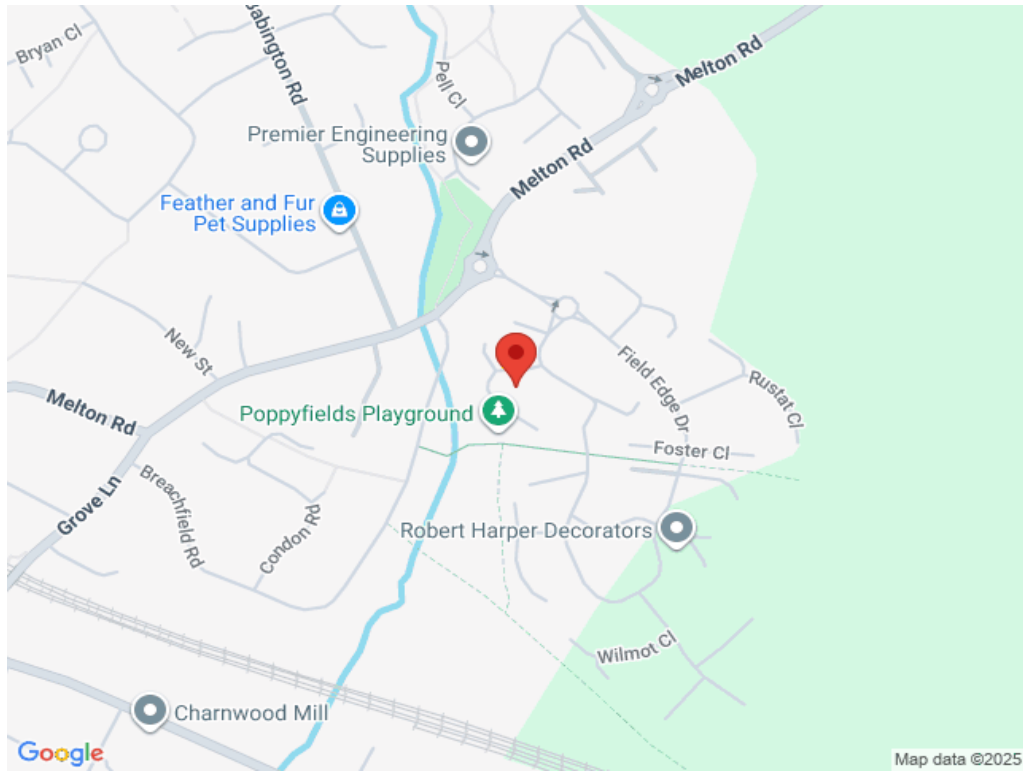
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REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





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