



NO. 11, RIVERVIEW, BARROW UPON SOAR

ASKING PRICE: £250,000



Riverview is a charming three-bedroom terrace set in the highly sought-after village of Barrow upon Soar, overlooking the picturesque River Soar. This characterful home has been thoughtfully extended to the rear to create a formal dining area and boasts a spacious garden, ideal for families. Recently decorated throughout, it features a newly fitted kitchen and bathroom, two generous double bedrooms alongside a single, and a welcoming layout that perfectly balances period charm with modern living.



As you approach this inviting home, you're welcomed by a smart block-paved frontage, enclosed by attractive wooden fencing that offers both privacy and practicality. This neat courtyard area also provides convenient space for bin storage, keeping the exterior tidy and organised.

Step inside, and the entrance hall leads you into a formal living room on the left. A charming open fireplace with a wooden mantelpiece forms the focal point, lending warmth and character to the space. Recently redecorated to enhance its natural charm, the room flows seamlessly into the modern kitchen. A discreet under-stairs cupboard offers handy storage, neatly integrated without disrupting the layout.







The kitchen has been thoughtfully updated, complete with a useful pantry, generous worktops, a freestanding oven styled like a Rangemaster, and a dishwasher. A feature service window connects the kitchen to the dining area, creating an open, sociable atmosphere. Extending to the rear, the bright dining space is ideal for family meals or entertaining, with patio doors opening onto the garden to deliver a true indoor-outdoor living experience.

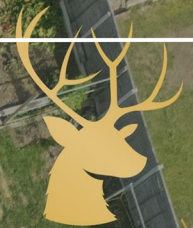




Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes, combining style and functionality, while the second double bedroom is equally generous and also houses the boiler. The third bedroom is larger than a typical single, making it versatile as a nursery, home office, or guest room.

The recently refitted family bathroom has been finished with both taste and practicality in mind, featuring a bath with overhead rainfall shower system, a vintage-style hand-held shower attachment, wash basin, and WC. Elegant gold accents add a touch of sophistication, perfectly complementing the home's overall design. A heated towel rail completes the space - a thoughtful addition and an absolute must-have during the colder months.





REZIDE

Outside, the rear garden is a delightful retreat, featuring a paved patio for outdoor dining and a lawned area with plenty of room for children to play or pets to explore. Mature planting ensures privacy, creating an ideal setting for both relaxation and entertaining. Beyond its current charm, the garden offers a transformative opportunity, with scope to further enhance and truly create a captivating outdoor space tailored to your lifestyle.

PLOT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY



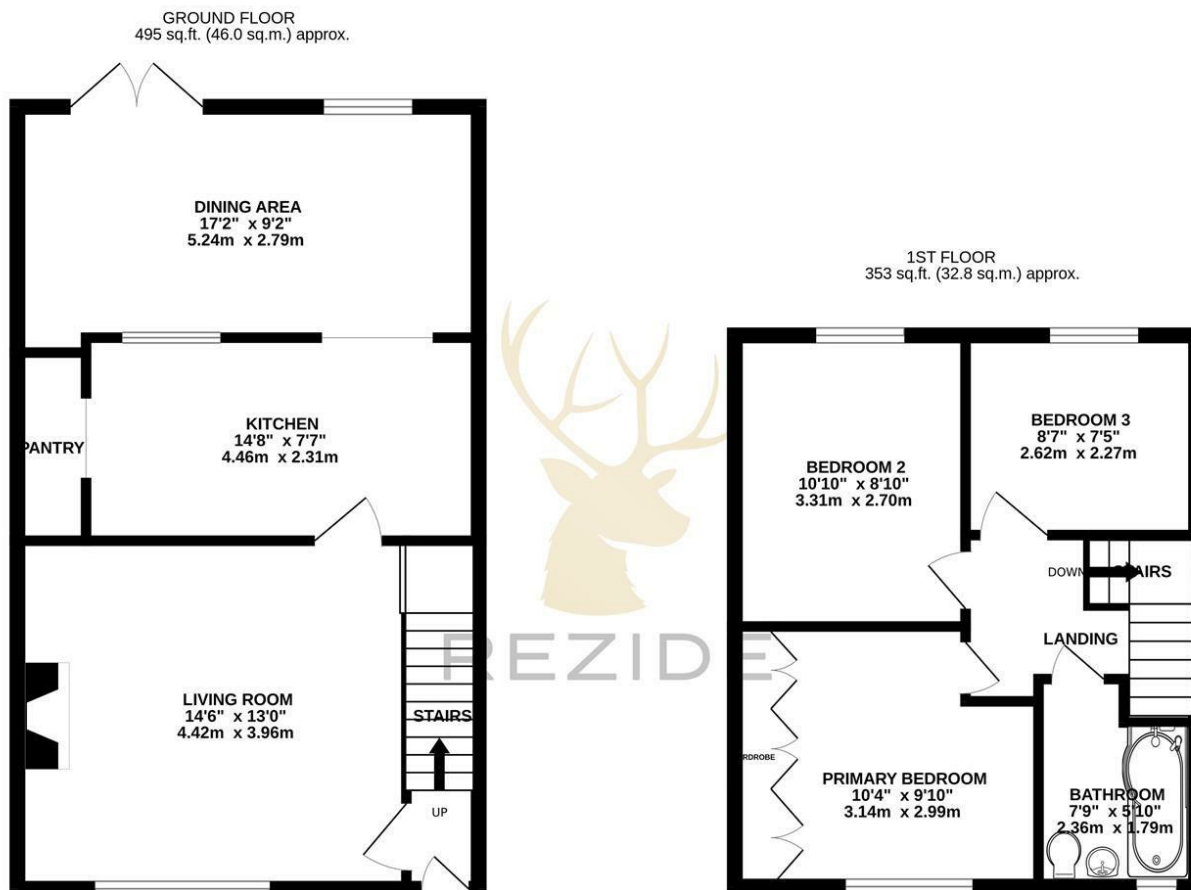
Not only does this property boast all the features already mentioned, but it also benefits from a fully boarded loft that has been transformed into a practical and versatile space. With further potential to explore future planning options, Riverview truly offers exceptional possibilities. We highly recommend arranging a viewing at your earliest convenience to appreciate everything this home has to offer.

Riverview enjoys a prime setting in the highly sought-after village of Barrow upon Soar, a vibrant riverside community nestled between Loughborough and Leicester. The village offers a wide range of local amenities including shops, cafés, pubs, and well-regarded schools, along with a mainline train station providing direct links to Leicester, Nottingham, and London. Excellent road connections via the A6 and M1, combined with beautiful riverside and countryside walks, make this the perfect location for families and professionals alike.



KEY FEATURES:

- RECENTLY RENOVATED BATHROOM AND KITCHEN
- OPEN FIELD VIEWS OVER THE RIVER SOAR
- EXTENDED TO THE REAR
- QUIET CUL-DE-SAC LOCATION
- INTERGRATED DISHWASHER
- SOUGHT AFTER VILLAGE LOCATION



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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848.00 sq ft

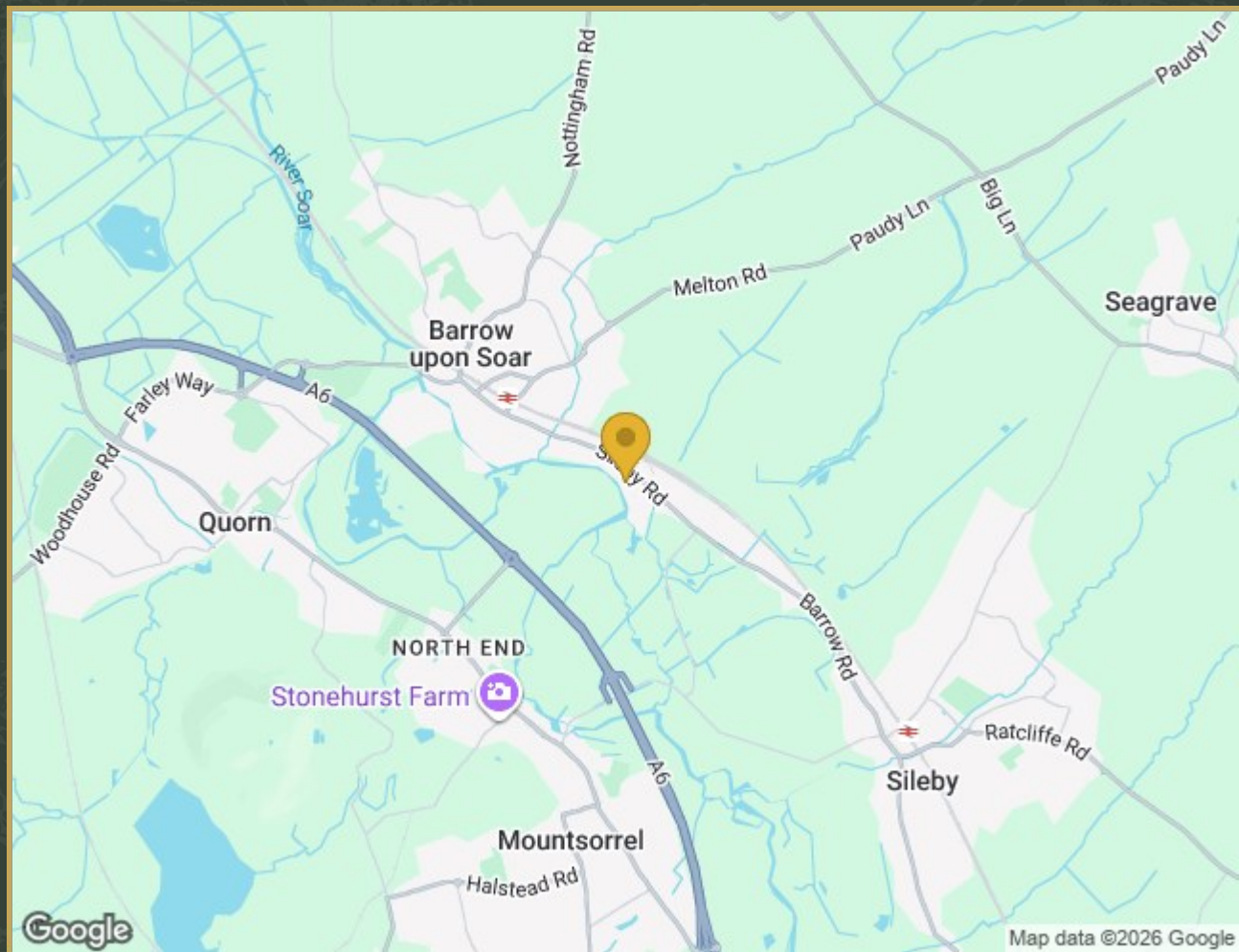


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	



Property Location



11 Riverview, Barrow Upon Soar, LE12 8LL

