



**CAVE ROAD, BARROW UPON SOAR, LOUGHBOROUGH**

OFFERS OVER: £ 220,000





This well-presented three-bedroom semi-detached home on Cave Road offers a modern kitchen with grey units and integrated appliances, a recently fitted bathroom featuring a luxurious walk-in shower, and a spacious lounge opening into a bright conservatory. Additional highlights include a large rear garden with patio and lawn, a secure timber gate, off-road parking, and ample storage throughout - including a pantry and under-stairs cupboard.





Rezide are delighted to present this charming three-bedroom semi-detached property on Cave Road—a fantastic opportunity for first-time buyers, growing families, or investors. This home has already seen key upgrades, including a modern kitchen and a newly installed bathroom with a luxurious walk-in shower. As you approach the property, a gravel driveway and pathway lead to a secure timber gate, offering both privacy and a warm welcome. Once inside, the entrance hall grants access to a tastefully decorated lounge and a beautifully appointed kitchen featuring contemporary grey cabinetry with chrome handles, wood-effect worktops, integrated appliances including an electric oven and hob, and space for a washing machine. A spacious pantry and under-stairs storage add valuable practicality.

The lounge is a pleasant and relaxing space with plush carpeting and neutral decor, complemented by sliding doors that open into a bright conservatory and a second door that leads directly to the









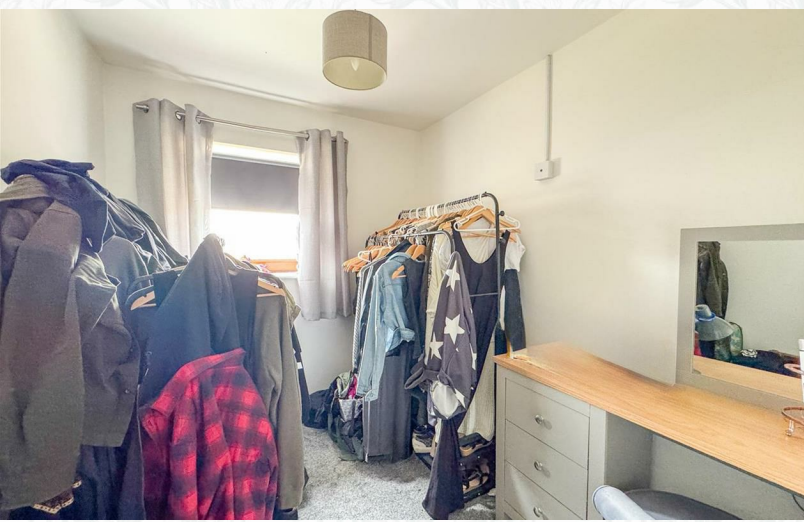


rear garden. Upstairs, the primary bedroom features soft carpets, a side-facing window with lovely views, and ample space for wardrobes. The second bedroom also enjoys dual-aspect windows, bathing the room in natural light, while the third bedroom is ideal for a single bed, home office, or nursery. The stylish family bathroom includes a three-piece suite, luxury tiling, vinyl flooring, LED lighting, and a standout feature—a floor-to-ceiling tiled walk-in shower enclosure.

Upstairs comprises two generously sized double bedrooms and a versatile single room, ideal as an office or nursery. The property has been well maintained, with recent upgrades and full compliance with gas and electrical safety regulations, making it a perfect choice for first-time buyers, small families, or investors.







Outside, the property truly excels with a generous patio area, a well-maintained lawn perfect for children and pets, and a secure boundary fence. To the rear of the garden is an additional fenced section, ideal for use as a vegetable patch or for expansion into the main garden. Although the property may benefit from some light cosmetic updates, most major works have been completed, and it has not been heavily tenanted—ensuring it has been well maintained. The current landlord has ensured full compliance with all legal requirements, including electrical and gas safety certification, giving peace of mind to future buyers.

Situated within easy reach of the village centre, excellent local schools, and amenities, this property is not to be missed. For more information or to arrange a viewing, please contact Rezone on (01509) 274474.

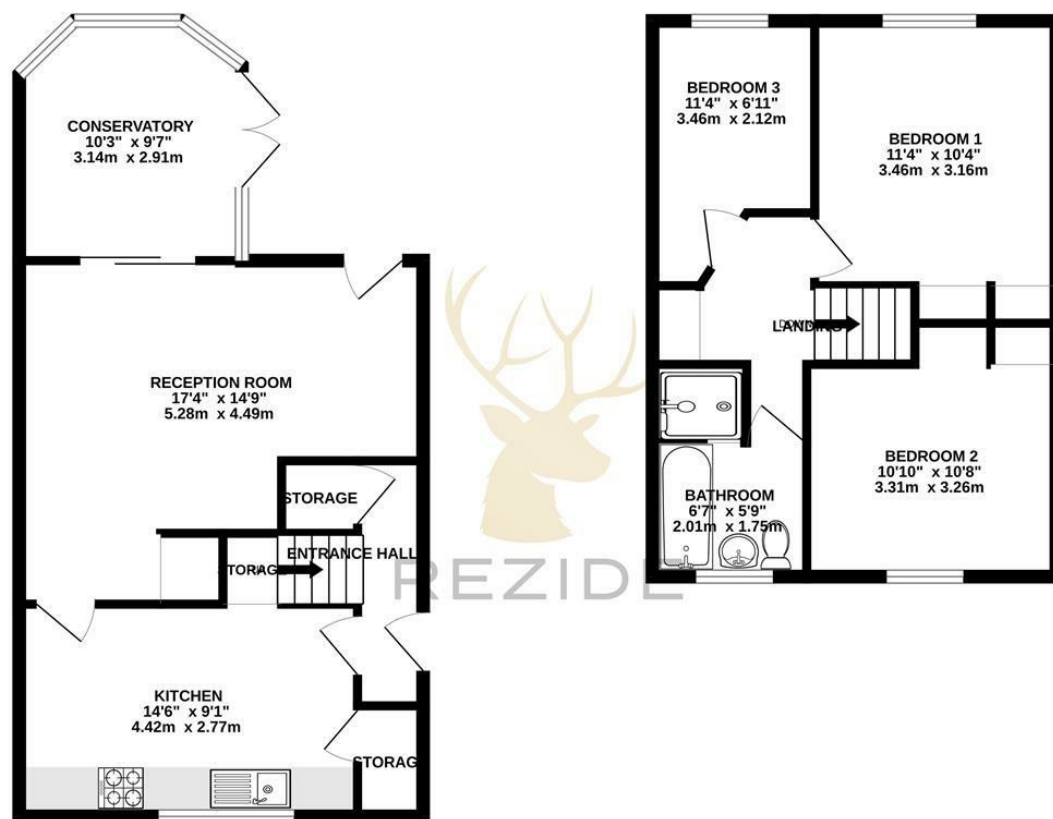






GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 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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## KEY FEATURES:

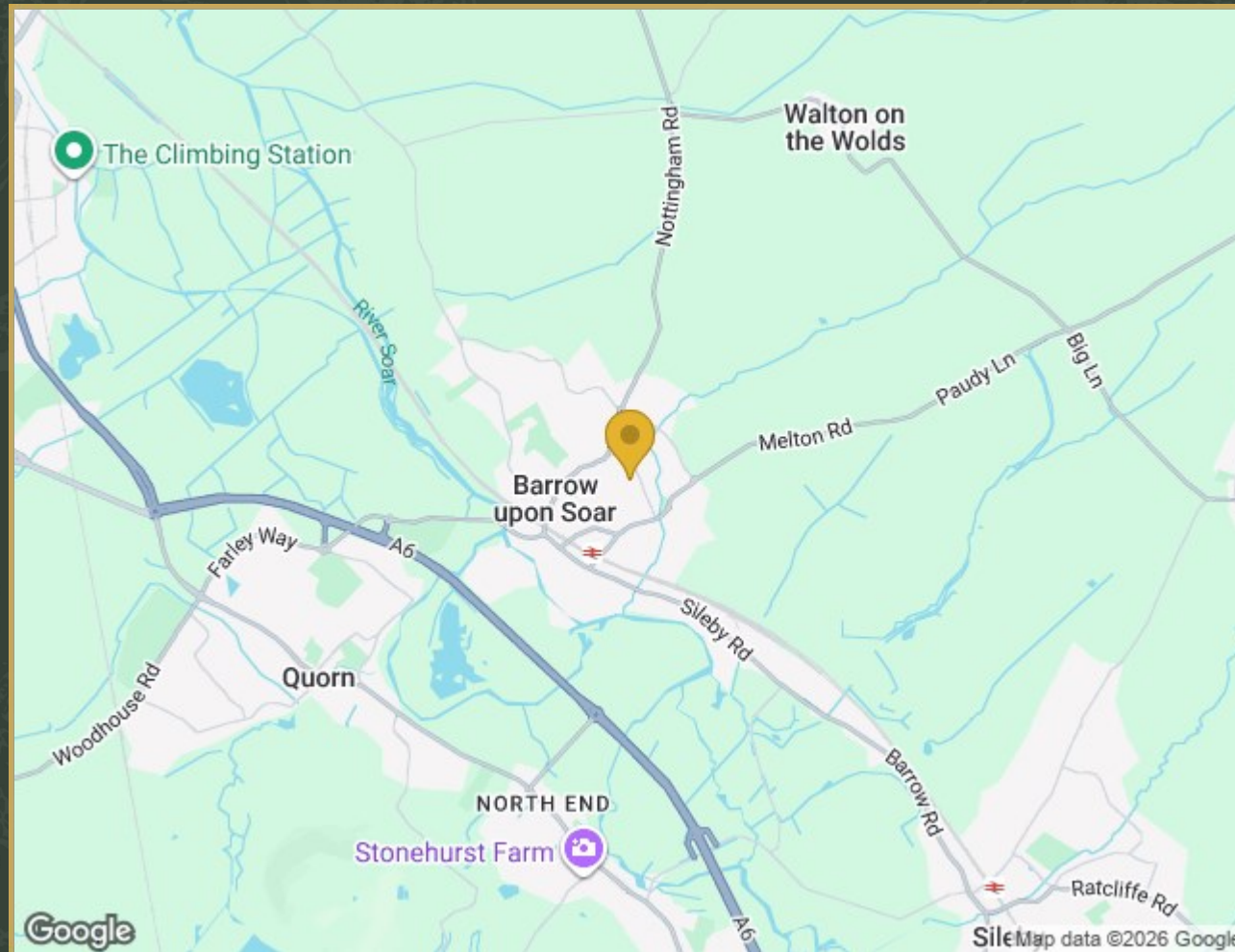
- THREE BEDROOM END OF ROW PROPERTY
- NEWLY FIITED BATHROOM WITH WALK IN SHOWER
- MODERN KITCHEN
- SPACIOUS LOUNGE
- LARGE SECURE GARDEN
- OFF-ROAD PARKING
- GREAT LOCATION FOR FAMILIES
- SHORT WALK TO VILLAGE CENTRE
- COUNCIL TAX - B
- EPC - COMING SOON



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		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*



10 Cave Road, Barrow Upon Soar, Loughborough, LE12 8NW



