



ASTON CLOSE, BARROW UPON SOAR, LOUGHBOROUGH

: £250,000





NO UPWARD CHAIN!!!

A beautifully presented three-bedroom home situated in the sought-after village of Barrow upon Soar. Offering spacious open-plan living, a modern fitted kitchen, ground floor WC, principal bedroom with en-suite, contemporary family bathroom, enclosed rear garden and off-road parking. Vacant and ready to move straight into, this fantastic property is an ideal first-time purchase or buy-to-let investment.



Modern Three Bedroom Home – Barrow upon Soar – No Upward Chain

Offered to the market with NO UPWARD CHAIN, this beautifully presented three-bedroom home is situated within a popular modern development in the sought-after village of Barrow upon Soar.

The property offers stylish, low-maintenance accommodation throughout, making it an ideal purchase for those looking to take their first step onto the property ladder or investors seeking a ready-to-let addition to their portfolio.

Upon entering, you are welcomed by an entrance hallway with staircase rising to the first floor and access to a convenient ground floor WC. The heart of the home is the impressive open-plan lounge/diner, offering a bright and spacious living area with ample room for both relaxing and entertaining. The contemporary fitted kitchen features sleek cabinetry, attractive worktops, integrated cooking appliances and space for laundry appliances.

To the first floor, the property benefits from three well-proportioned bedrooms. The







principal bedroom enjoys the added luxury of a private en-suite shower room, whilst the second and third bedrooms offer flexibility as a guest bedroom, nursery or home office. A modern family bathroom and useful storage cupboard complete the upstairs accommodation.

Externally, the property benefits from a private, enclosed rear garden, predominantly laid to lawn with a paved patio area, providing the perfect space for outdoor dining and relaxation. The property also enjoys allocated off-road parking.

Situated in the ever-popular village of Barrow upon Soar, the property is conveniently positioned for a range of local amenities, shops, pubs and countryside walks. The village also benefits from a railway station and excellent transport links to Loughborough, Leicester and the surrounding areas.





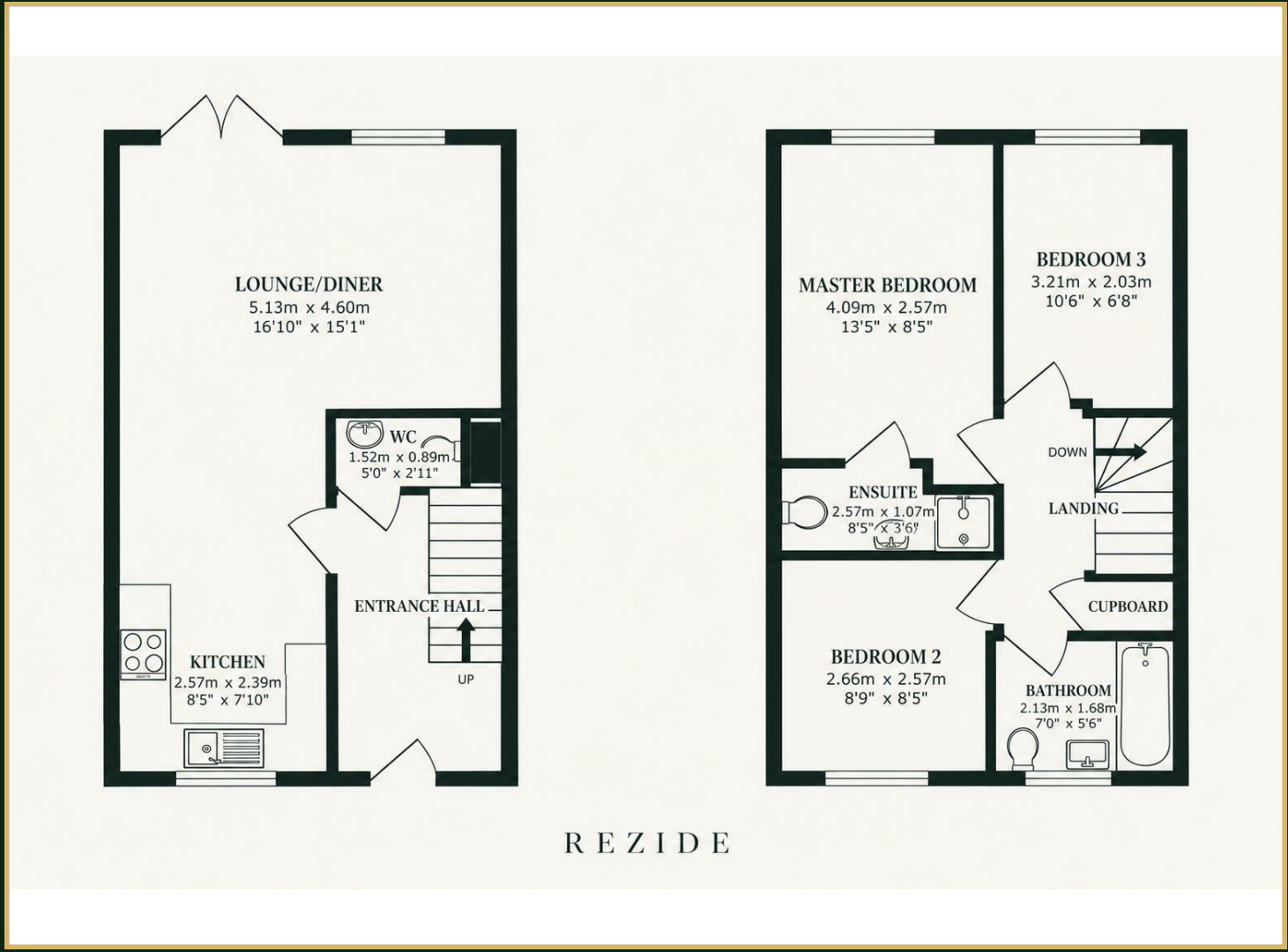
With its modern finish, practical layout and desirable village location, this fantastic home is ready for its next owner to move straight in.

Key Features:

- NO UPWARD CHAIN – VACANT POSSESSION
- Modern Three Bedroom Home
- Ideal First-Time Buy or Buy-to-Let Investment
- Spacious Open-Plan Lounge/Diner
- Principal Bedroom with En-Suite



REZIDE



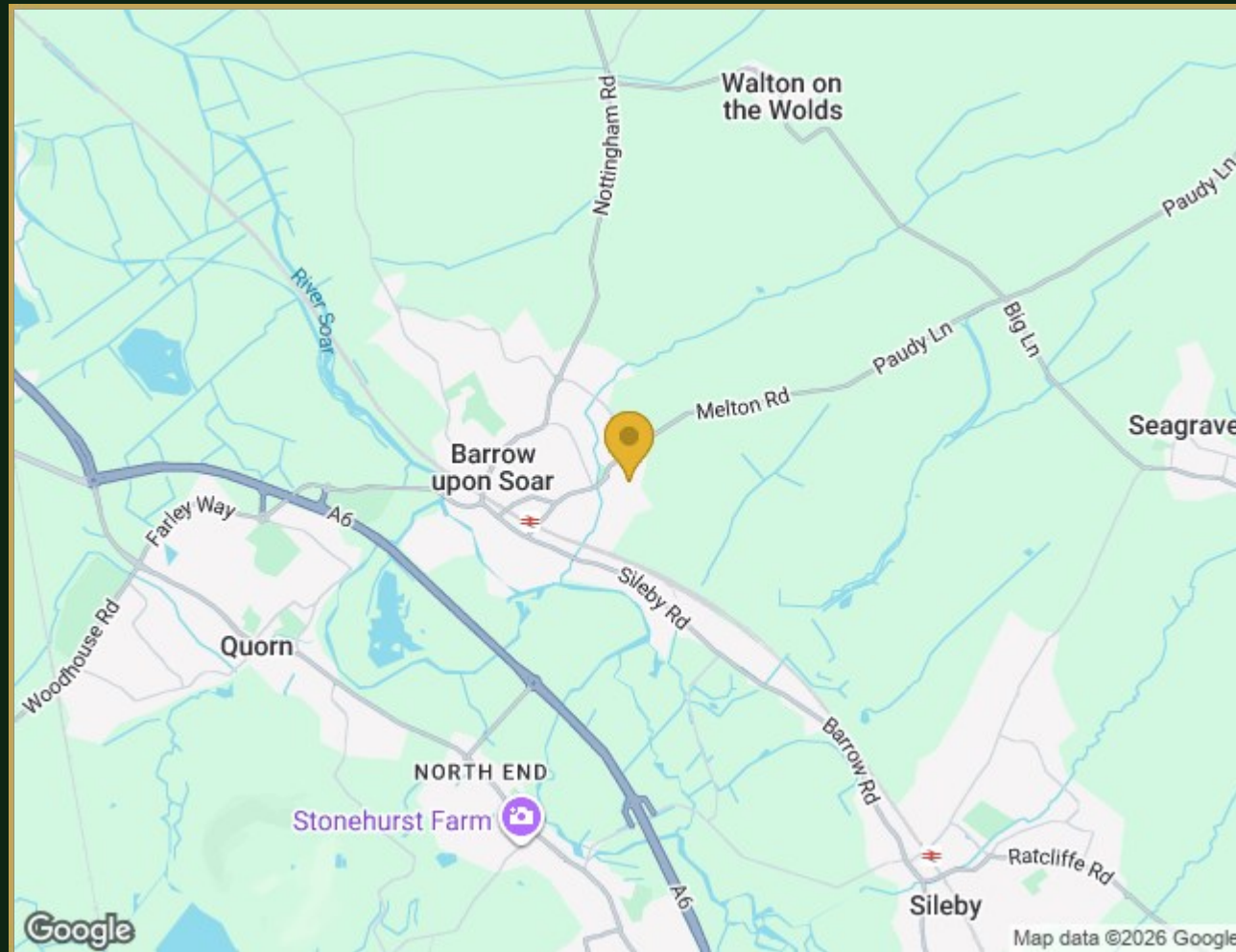
REZIDE

3
2
1

sq ft

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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



3 Aston Close, Barrow Upon Soar, Loughborough, LE12 8YJ