

Babington Road

Barrow Upon Soar, Loughborough, LE12 8NH

John 
German







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£300,000

John German are delighted to bring to the market this three-bedroom semi-detached bungalow, ideally situated in the popular village of Barrow upon Soar and offering an exciting opportunity for buyers looking to create a home tailored to their own tastes. No chain.

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Offering generous accommodation, excellent parking and a wealth of potential to personalise and enhance, this versatile bungalow presents an appealing prospect for a range of buyers, whether looking to downsize, enjoy single-storey living or take on a project with scope to add their own style and value.

The accommodation offers three well-proportioned bedrooms, one of which is currently utilised as an additional sitting room, highlighting the flexibility of the layout. This arrangement could easily be adapted to suit individual needs, whether that be three separate bedrooms, a home office or an additional reception space.

To the rear of the property, the main living room provides a peaceful place to relax, with views overlooking the garden and an ideal setting to sit back and enjoy the sunshine. The remaining accommodation offers further scope for improvement and modernisation, allowing the next owner to make the most of the space and create a home that works perfectly for them.

Externally, the property boasts an impressive driveway providing off-road parking, which continues around the side of the bungalow and leads to a particularly useful one-and-a-half-length garage. This offers excellent space for storage, workshop use or those requiring additional room for vehicles and hobbies.

The rear garden is a particularly appealing feature, already well established with mature planted borders, an attractive water feature and a dedicated area for growing vegetables. Offering a lovely mix of established planting and space to enjoy the outdoors, it provides a peaceful setting for relaxing, gardening and outdoor entertaining throughout the seasons.

Barrow upon Soar is a well-regarded village offering a range of local amenities, shops, pubs and eateries, together with a railway station providing links to surrounding towns and cities. Its village atmosphere, attractive surroundings and convenient connections make it a popular choice for those seeking a balance of village life and accessibility.

With its versatile accommodation, extensive driveway, larger-than-average garage and exciting scope to transform, this is a fantastic opportunity to acquire a bungalow with plenty to offer and the potential to create something truly special.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13102026







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

112.8 m²

1215 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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