



BARROW ROAD, QUORN, LOUGHBOROUGH

ASKING PRICE: £299,950



Positioned along the ever-popular Barrow Road, this attractive bay-fronted terraced home offers a wonderful blend of character, modern comfort, and stylish presentation. Recently re-plastered and decorated to an excellent standard throughout, the property is truly move-in ready while still offering scope for a new owner to add their own personal touch. Set within easy reach of Quorn's vibrant village centre, it's an ideal choice for first-time buyers, downsizers, or those seeking a charming village home.



A Welcoming Living Space

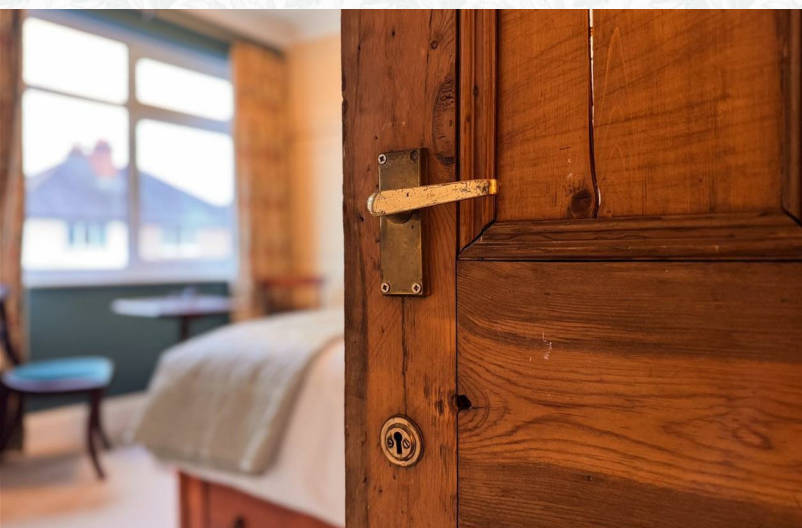
Stepping inside, this charming home immediately impresses with its bright and airy open-plan living arrangement. A delightful window seat is nestled into the front bay and framed by bespoke built-in storage, creating a cosy yet practical corner for reading or relaxation. The front living area is enhanced by a classic bay window, which floods the room with natural light and sets a warm, inviting tone. At the heart of the space, a log-burning stove provides a striking focal point, seamlessly blending period character with modern living - perfect for quiet evenings in or entertaining guests.







To the rear, the galley-style John Lewis kitchen is thoughtfully designed to maximise both space and functionality. Integrated Neff double ovens, Neff fridge freezer, Siemens dishwasher and generous work surfaces, and plentiful storage ensure this is a highly efficient and practical cooking environment, well suited to everyday living.





The bathroom has been tastefully decorated to offer a touch of luxury. Larger than average, it features a contemporary double shower unit, a striking freestanding bathtub, washbasin, and WC-creating a calm, spa-like space ideal for unwinding.



Upstairs Accommodation

The first floor has been re-plastered within the last 5 years and hosts two well-proportioned bedrooms. The principal bedroom is particularly generous, benefiting from built-in wardrobes and a large window that allows natural light to pour in, enhancing the sense of space. The second bedroom is equally versatile, ideal as a guest room, home office, or nursery, and features an attractive corner shelving nook that provides both visual appeal and practical storage. The property further benefits from a boarded loft space with pull-down ladder access, offering an excellent amount of high-quality storage.





Plot Plan for guidance only.
Purchasers should rely on the official Land Registry title plan for accuracy.

Outdoor Space

The rear garden has been carefully arranged into a variety of usable zones. A patio area offers the perfect setting for outdoor dining and entertaining, leading onto a lawned section ideal for relaxation or play. At the far end of the garden sits a substantial, well-constructed shed, providing excellent storage or potential for use as a workshop or hobby space.

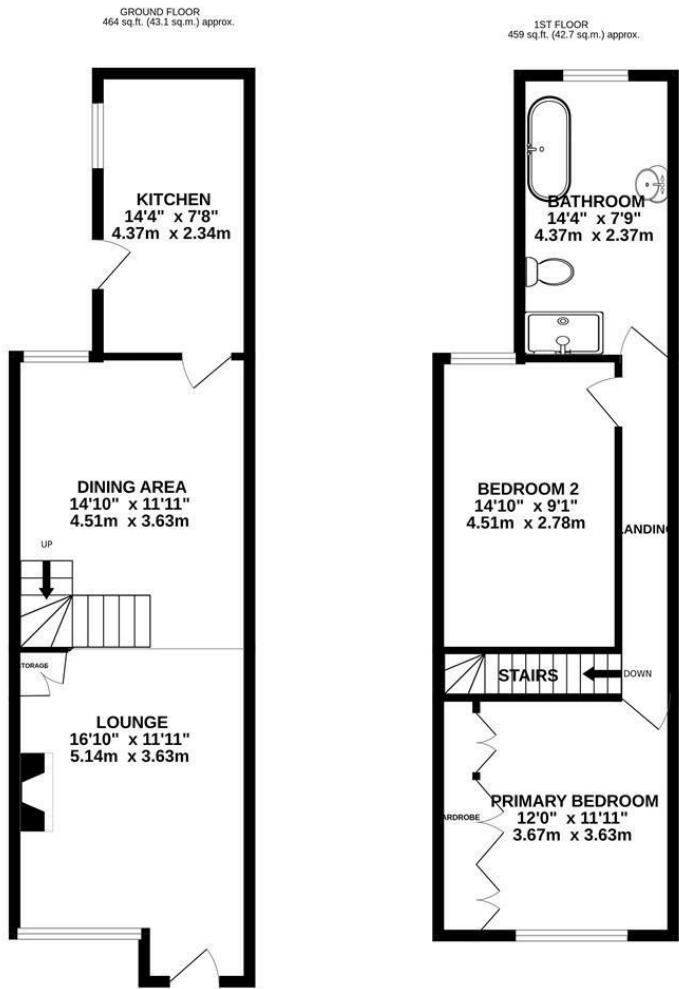
Location

Barrow Road occupies a sought-after position within Quorn, a village celebrated for its strong sense of community, independent shops, cafés, and popular pubs. Excellent transport links offer easy access to Loughborough, Leicester, and beyond, making this an ideal choice for commuters and those seeking a vibrant village lifestyle.

A beautifully presented home offering character, comfort, and convenience-ready for its next chapter.

KEY FEATURES:

- Bright open-plan living with bay window and window seat
- Log-burning stove adding warmth and character
- Spacious, modern bathroom with freestanding bath
- Practical galley kitchen with double ovens
- Two well-proportioned bedrooms with storage
- Private rear garden with patio, lawn, and large shed
- Sought-after Quorn village location
- Excellent transport links to Loughborough and Leicester
- Additional boarded loft space - ideal for storage



TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

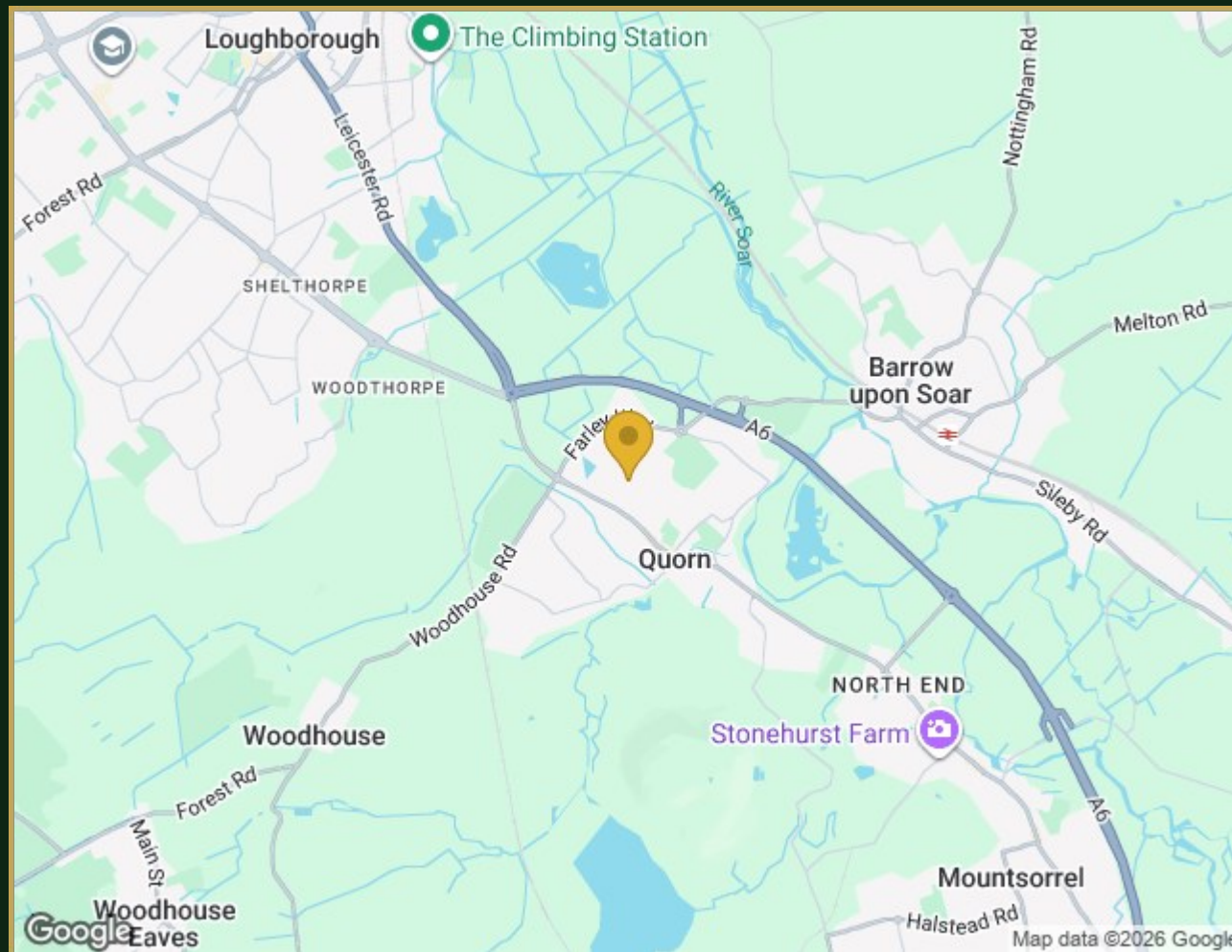
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(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



46 Barrow Road, Quorn, Loughborough, LE12 8DL