



High Street, Barrow Upon Soar, Loughborough

£308,000

Bed - 3 Bath - 1 Rec - 2

Occupying a prominent position on the High Street, this delightful three-bedroom cottage is rich in character and original features, offering a wonderful blend of period charm, versatile living accommodation and enchanting cottage gardens. From the pine internal doors and feature fireplaces to the farmhouse-style kitchen and beautiful outdoor spaces, this is a home full of warmth and personality.

- Three-bedroom character cottage
- Original features throughout
- Lounge with log burner
- Farmhouse-style kitchen
- Principal bedroom with high ceilings
- Cellar storage
- Beautiful cottage garden
- Potential off-road parking (STPP)

Tenure - Freehold

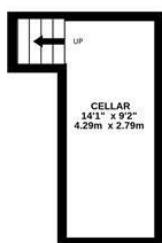
Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Best Energy Efficiency (Super-Low Energy)	A+		
Very Good	A		
Good	B		
Decent	C		
Needs Improvement	D		
Poor	E		
Very Poor	F		
Worst Energy Efficiency (Super-High Energy)	G		
The Energy Efficiency Rating is based on the Energy Performance Certificate (EPC) for the property.			
England & Wales			

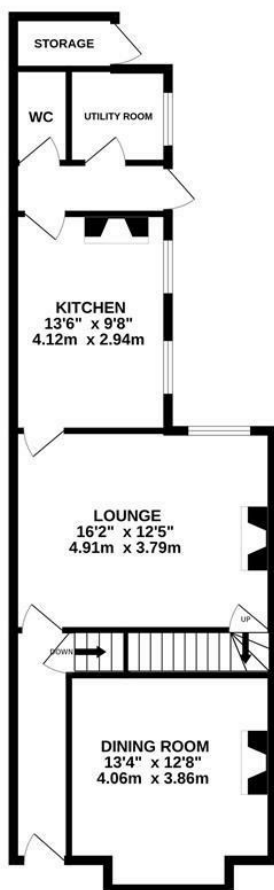




BASEMENT
95 sq ft. (8.8 sq.m.) approx.



GROUND FLOOR
663 sq ft. (61.6 sq.m.) approx.



1ST FLOOR
561 sq ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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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