

Shirreffs Close, Barrow Upon Soar, Loughborough

GUIDE PRICE: £500,000



Guide price £500,000-£525,000

Set at the quiet, private end of a peaceful cul-de-sac, this beautifully kept four-bedroom detached home stands proudly on a substantial corner plot, a setting seldom available and highly sought after. Purchased new and lovingly cared for by the same owners, the property has matured gracefully alongside its surroundings, offering a blend of space, privacy and long-term potential that makes it an exceptional family home. From its wide frontage, double garage and sweeping driveway to the enveloping greenery that frames the plot, every first impression speaks of calm, comfort and seclusion. This is a home that immediately feels well-loved and well-positioned, the kind of place designed for settling in and staying for years to come.





Ground Floor
Stepping inside, the layout flows naturally, offering defined yet connected spaces ideal for modern family living.

Lounge & Dining Room
The main lounge sits to the front, a warm and inviting space with a generous picture window welcoming in the afternoon light. Double doors lead through to the dining room, allowing the two rooms to open effortlessly for hosting, celebrating or everyday family life. With garden views and access via patio doors, an easy, calm atmosphere, this space works beautifully across all seasons.

Kitchen with Breakfast Area
At the rear, the kitchen/diner feels bright and uplifting. Contemporary cabinetry, an integrated double oven, gas hob, integrated dishwasher and ample space for informal dining, making this a welcoming hub of the home. Dual windows frame the landscaped garden beyond, filling the space with light and creating a natural connection between the indoors and out. It's a kitchen designed for real living - from morning coffees to relaxed family dinners.

Utility Room
A separate large utility room provides essential practicality, offering additional storage, appliance space and direct outdoor access - a true family convenience.












SIEMENS









First Floor
The upper floor offers four beautifully balanced bedrooms arranged around a generous landing.

Principal Suite
The principal bedroom is calm and considered, featuring stylish fitted wardrobes and a dressing table. The en-suite shower room completes the space, creating a private sanctuary at the end of each day.

Additional Bedrooms
Bedroom Two benefits from an almost square layout, maximising usable floor area. This makes it particularly flexible, easily functioning as a further double bedroom, hobby room, or multi-purpose family space. The third bedroom is another excellent double, comfortably accommodating larger furniture while still allowing space for wardrobes, dressing furniture, or a study nook. Bedroom Four offers a well-proportioned and versatile space ideally suited as a generous guest bedroom, a stylish child's room, or a dedicated home office, with ample room for fitted storage and a comfortable desk area. Collectively, these rooms offer impressive proportions that are increasingly rare in modern homes, providing future owners with genuine adaptability as lifestyle needs evolve.


BOSCH









Family Bathroom
A well-presented family bathroom serves the remaining bedrooms, neutrally finished.









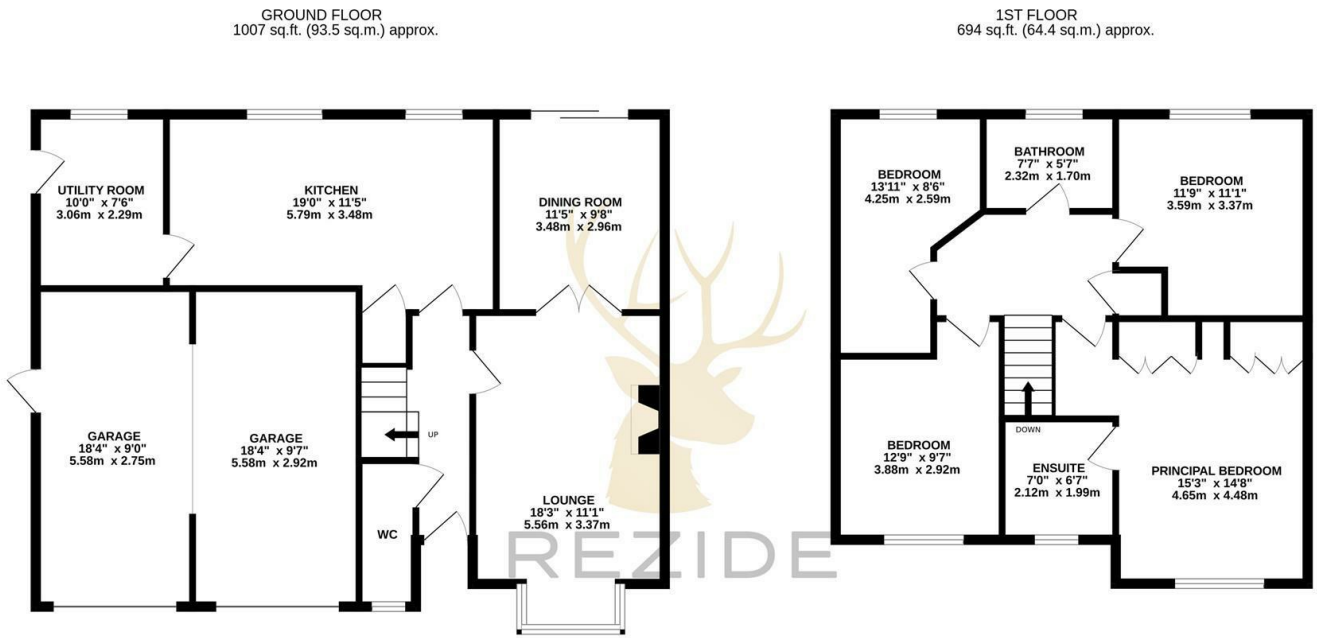


Exterior & Gardens
The gardens are the highlight of this home. As the aerial view shows, the property occupies a significant corner plot that widens beautifully to the rear, wrapped by mature trees and established planting that give a deep sense of privacy. The lawn extends generously, offering wide, open spaces for families to enjoy - and for those with vision, the possibilities are outstanding. With such a substantial footprint, the property offers excellent scope for extending or reconfiguring (subject to planning) while still maintaining exceptional outdoor space. Multiple seating areas, wide side access and a serene garden backdrop create a peaceful retreat that feels removed from the everyday.






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



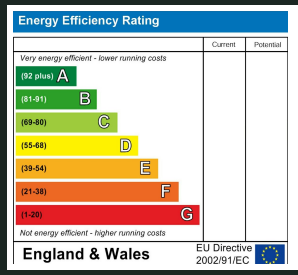
TOTAL FLOOR AREA : 1700 sq.ft. (158.0 sq.m.) approx.

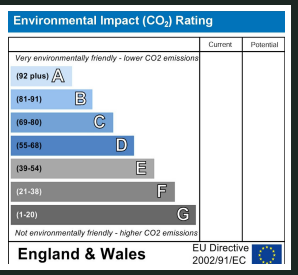
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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:

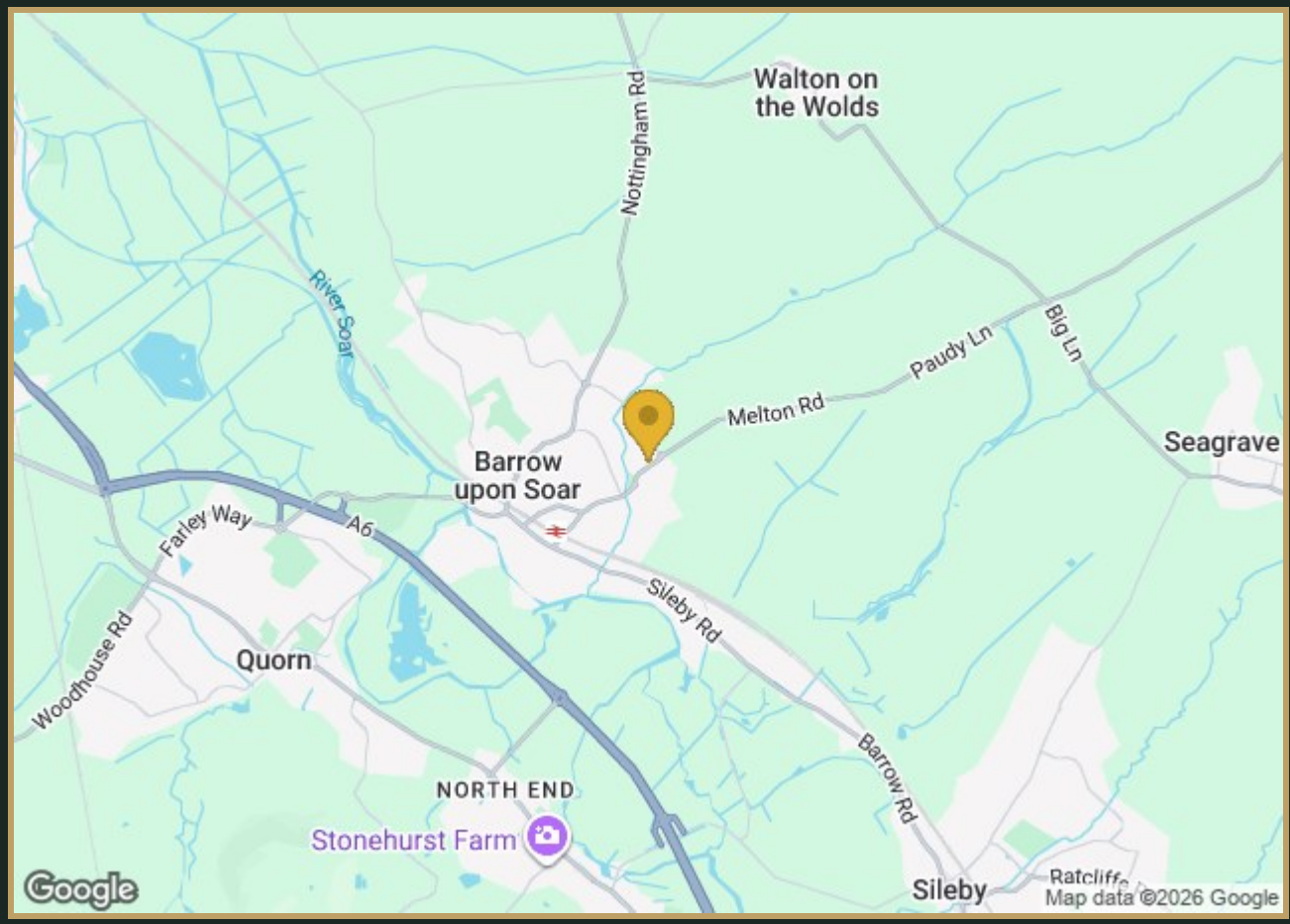
- Quiet end-of-cul-de-sac corner plot
- Loved family home since new
- Four bedrooms with en-suite principal
- Lounge + dining room via double doors
- Kitchen with breakfast room and utility
- Large, south facing private garden with extension potential (STP)

4 2 2 1700.00 sq ft





Property Location



15 Shirreffs Close, Barrow Upon Soar, Loughborough, LE12 8XN

Shirreffs Close is an established, highly regarded cul-de-sac within Barrow upon Soar - a village known for its strong community feel, excellent schools, independent shops and rail links. With countryside walks on the doorstep yet amenities moments away, this is a location that blends convenience with a slower, greener pace of life.