

# WILLOW ROAD, BARROW UPON SOAR, LOUGHBOROUGH

*: £225,000*



This is a superb opportunity to acquire a modern, low-maintenance home in one of Barrow upon Soar's most desirable residential developments, with the added benefits of generous parking, a garage and no onward chain.





Situated on the popular Willow Road development in the sought-after village of Barrow upon Soar, this well-presented two-bedroom townhouse offers spacious accommodation across three floors, excellent parking, and is available with no upward chain, making it an ideal purchase for first-time buyers, professionals, downsizers or investors.

The property is accessed via a private entrance leading into a ground floor hallway with stairs rising to the main living accommodation.

The first floor is dedicated to a bright and spacious open-plan living, dining and kitchen area, creating a fantastic space for both everyday living and entertaining. A large bay window allows plenty of natural light to flood the room, while the modern fitted kitchen offers a range of wall and base units, integrated oven and hob, generous worktop space and room for additional appliances. Also on this floor is a stylish WC.

On the second floor are two well-proportioned double bedrooms, both offering excellent space for furniture. The principal bedroom benefits from built-in storage within the eaves, whilst the second bedroom is ideal as a guest room, child's bedroom or home office. Completing the accommodation is a contemporary family bathroom fitted with a




SUGAR
COFFEE
DADDY







white three-piece suite.

Externally, through the archway under the property there is off-road parking for two vehicles along with a single garage, offering excellent storage and secure parking.

Located within easy reach of Barrow upon Soar village centre, residents can enjoy an excellent range of local amenities including shops, cafés, pubs, schools and scenic riverside walks. Barrow upon Soar railway station provides direct links to Leicester, Nottingham, Loughborough and beyond, while excellent road connections make commuting straightforward.

This attractive home combines modern living with practical accommodation and outstanding parking, all offered to the market with no onward chain. Early viewing is highly recommended.





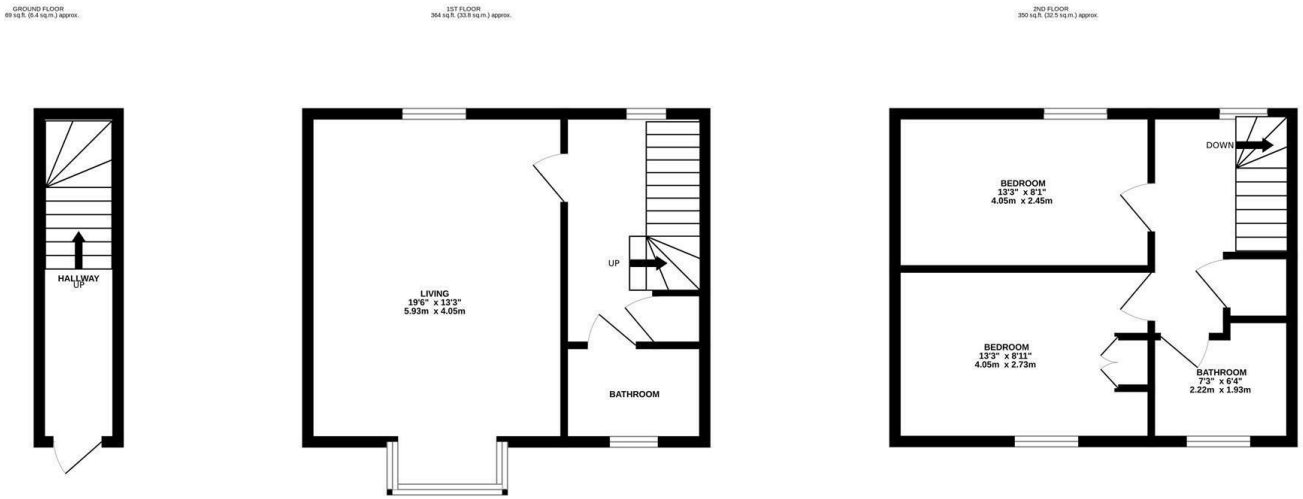













TOTAL FLOOR AREA : 782 sq.ft. (72.7 sq.m.) approx.

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:

- No chain!!!
- Two double bedrooms
- Spacious open-plan living/kitchen/dining room
- Single garage
- Popular Village location
- Ideal for first time buyers or investment

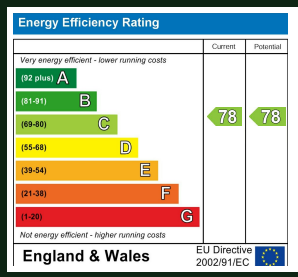
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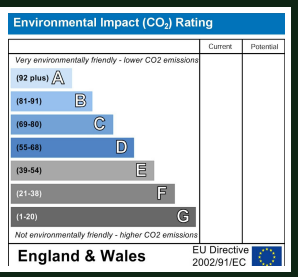

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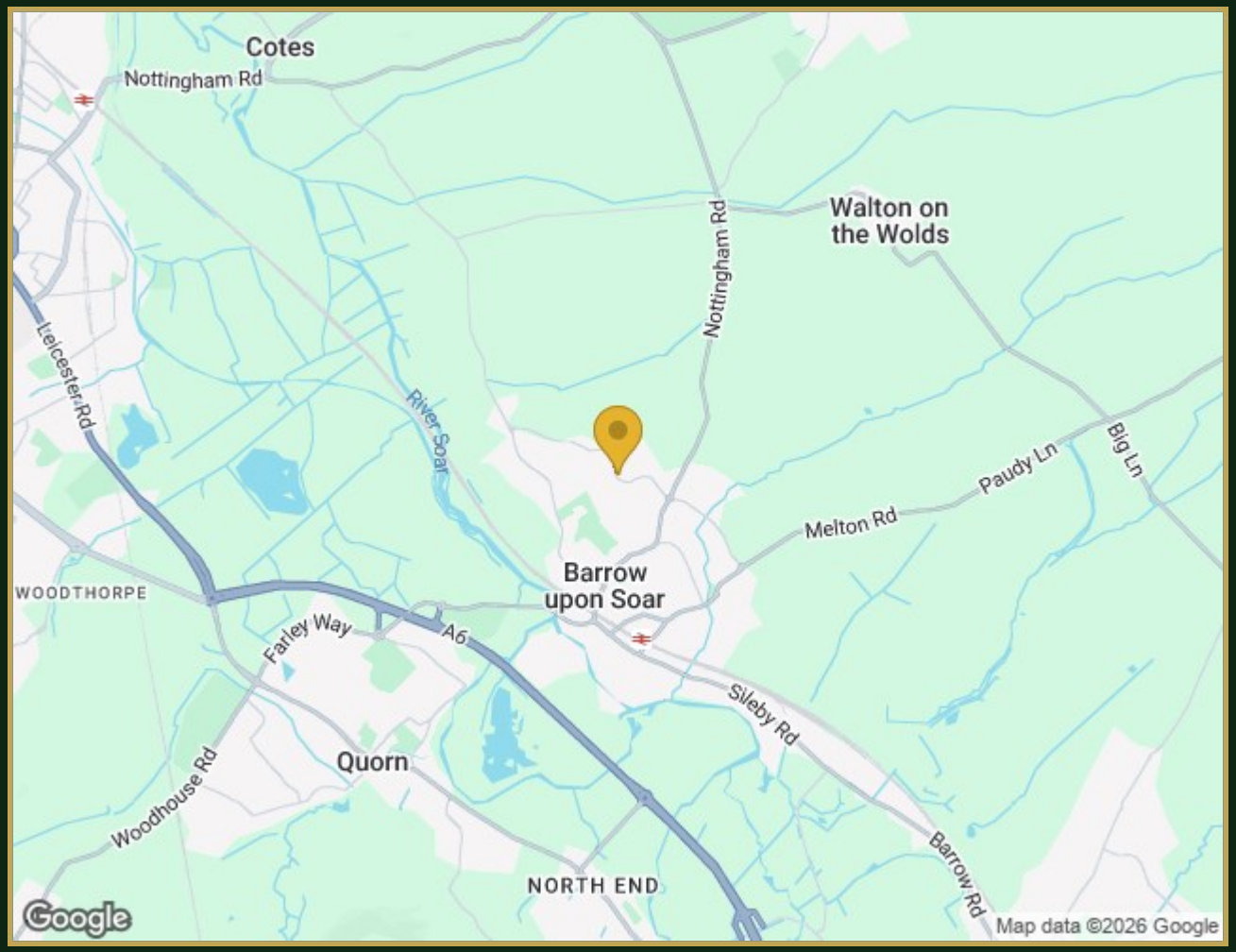
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782.00 sq ft



# Property Location




47 Willow Road, Barrow Upon Soar, Loughborough, LE12 8GP