



Roman Close Barrow Upon Soar

- Three bedroom end terrace home
- Quiet cul-de-sac location
- Recently upgraded and styled interiors
- Bright living room with feature fireplace
- Modern kitchen with breakfast bar
- Three well-proportioned bedrooms
- French doors to landscaped rear garden
- Off-road parking with visitor spaces
- EPC Rating C / Council Tax Band B / Freehold

Set in a quiet cul-de-sac in Barrow upon Soar, this beautifully styled three bedroom home combines modern comfort with thoughtful upgrades throughout. The interior offers a bright and airy feel, complemented by contemporary finishes and a fluid connection between the living spaces and the landscaped garden.

The living areas feature a sleek flame-effect fireplace and a well-appointed kitchen with a breakfast bar. Upstairs, the accommodation continues to impress with generous rooms and a modern bathroom, designed with clean lines and practical storage solutions.

Outside, the rear garden has been carefully landscaped to create a low-maintenance and stylish outdoor space. With a paved seating terrace, raised flower beds, artificial lawn, and a decked area with pergola, the property offers a harmonious balance of indoor and outdoor living, framed by the peaceful surroundings of the village.





General Description:

Alexanders are delighted to present this beautifully styled three-bedroom home, tucked away in a peaceful cul-de-sac in the highly sought-after village of Barrow upon Soar. Recently upgraded, the property offers contemporary living with a turnkey finish in a charming village setting.

Accommodation:

Thoughtfully enhanced over recent years, the property offers well-presented living accommodation across two floors. The entrance hallway leads into a bright and spacious living room, featuring a sleek electric flame-effect fireplace with a contemporary surround. The modern kitchen provides generous worktop space and a stylish four-seater breakfast bar, with French doors opening to the garden and creating a seamless indoor-outdoor flow. A convenient downstairs WC and understairs storage cupboard complete the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom, alongside a modern family bathroom finished in a clean, contemporary style. The additional bedrooms provide flexibility for use as a home office or dressing room.

Gardens and land:

To the front, the property benefits from off-road parking for one vehicle, with additional visitor spaces nearby, and a low-maintenance frontage.

The landscaped rear garden offers a stylish outdoor retreat, with a paved seating terrace, raised flower beds, artificial lawn, and an impressive raised decked area with pergola, ideal for summer entertaining.

Location:

Roman Close is a peaceful residential setting within walking distance of Barrow upon Soar's shops, cafés, schools, and amenities. The village is highly regarded for its community spirit and scenic riverside walks along the nearby River Soar. Barrow upon Soar also offers a railway station with services to Leicester, Loughborough, and beyond, alongside excellent road connections via the A6.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band B.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.



Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

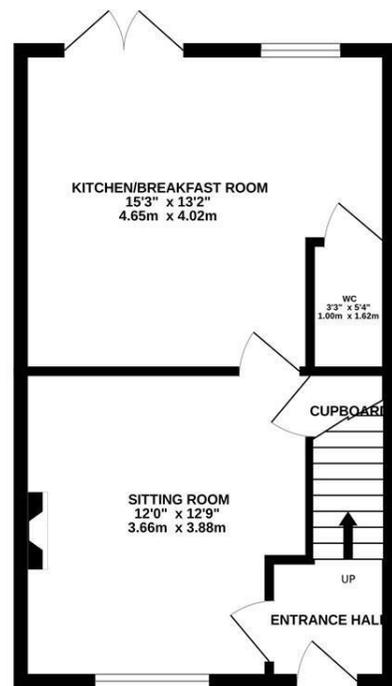
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

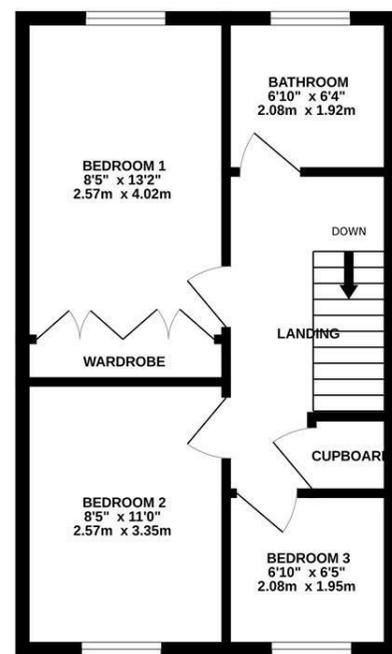
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



FIRST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		



