



Alexanders
FOR SALE
01864 893332

South Street Barrow Upon Soar

- No upward chain
- Beautiful two bedroom end-terrace home
- Charming character features throughout
- Kitchen/diner with integrated appliances
- Separate utility outbuilding
- Dual-aspect living room with feature fireplace
- Two well proportioned bedrooms and bathroom
- Landscaped gardens with seating terrace
- EPC Rating D / Council Tax Band B / Freehold

Located on South Street in the heart of Barrow Upon Soar, this attractive end-terrace home offers a great balance of character and modern living.

Inside, a range of original features give the home plenty of charm, while large windows allow natural light to flow through the rooms, creating a bright and welcoming feel throughout.

Outside, the landscaped garden is a real asset, offering a pleasant and private space to relax or entertain. With established planting and a seating terrace.

Set within this popular village location, the property is perfectly placed for local amenities, schools and transport links. Overall, this is a well-presented home in a desirable setting, offering character, space and an excellent village location.





General Description:

Alexanders offer to the market, with NO UPWARD CHAIN, this most superb two bedroom period home located on South Street in the heart of the Charnwood village of Barrow Upon Soar.

Accommodation:

The property occupies a superb plot in the heart of the village, with beautifully landscaped rear gardens. The borders are wonderfully stocked with mature and vibrant planting. There are several seating areas and access to the external utility room/outbuilding. Inside, the property has been meticulously cared for and maintained since owned, cleverly retaining much of its original character and offering an abundance of beautiful features. These include exposed beams, brick fireplaces, pine doors and solid flooring. The internal layout briefly comprises: entrance hall, triple-aspect kitchen/diner, rear porch and large, dual-aspect living room. Upstairs are two bedrooms and a large family bathroom.

Location:

Barrow upon Soar is situated just off the A6 between Leicester and Loughborough. The village boasts an impressive host of amenities to include doctors, chemists, primary and secondary schooling and a high street. There is also a train line allowing excellent commuter links to nearby cities and to London. Within easy commuter distance are Leicester, Nottingham, Melton Mowbray and Birmingham, and there are superb schooling options locally through either the Loughborough Endowed Schools or Ratcliffe College.



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.

Technical Information:

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

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.

Money Laundering:

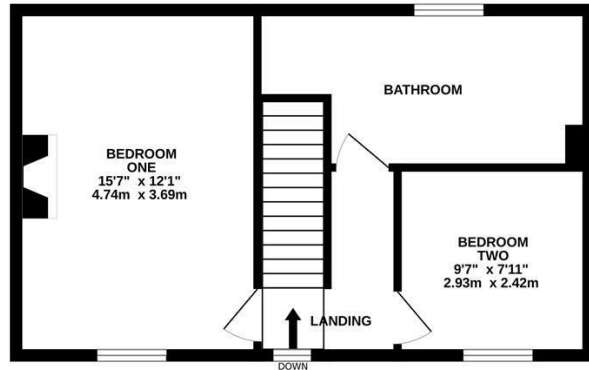
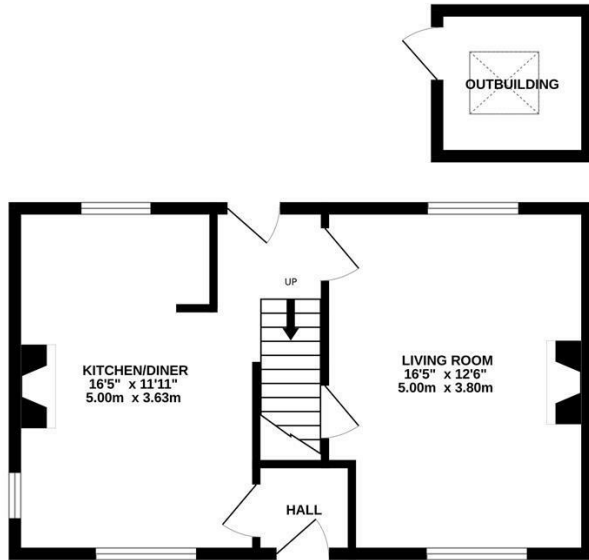
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an 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
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 928sq.ft. (86.2 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
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		





MELTON ROAD

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