


***WARNER STREET, BARROW UPON SOAR***

ASKING PRICE £240,000




A charming two-bedroom terrace property located in the desirable village of Barrow Upon Soar. Perfect for first-time buyers or those seeking to downsize, this home offers an inviting and well-maintained space with plenty of potential.





As you approach this charming home, you'll be greeted by a neat, stone-fronted garden, complemented by stone paving leading up to the front door. The frosted glass entrance allows a soft glow of natural light to filter into the front reception room, adding warmth and character from the moment you step inside.

From the off, you are welcomed into a spacious reception room, filled with natural light and a modern fireplace that adds warmth and character to the home. The living area flows seamlessly into a generous dining space, ideal for family meals, with room for a table seating at least four. The kitchen, with its high-quality finishes, includes integrated appliances such as a fridge freezer, electric oven, and hob, alongside ample storage in the form of wall-mounted cupboards.

Upstairs, you'll find two generously sized bedrooms and a family




LE JARDIN
de l'artiste à Bagatelle



bathroom. The master bedroom offers built-in wardrobe space and comfortably fits a king-sized bed, while the second bedroom is equally spacious, with plush carpeting and double-glazed windows that bring in plenty of natural light. The bathroom is stylishly finished with a separate free-standing bath and modern shower cubicle, creating a clean and bright atmosphere.

The rear garden offers both a patio area and a lawn, plus original outdoor storage, perfect for garden furniture and tools. There's also a large unlandscaped section at the back, providing additional space for those looking to make it their own.

















Barrow Upon Soar is known for its local amenities, including lovely pubs, restaurants, shops, schools, and scenic walks along the River Soar. For more information or to arrange a viewing, give us a call at 01509 274474. Don’t miss out on this delightful property!








hakuna
matata







## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | | EU Directive 2002/91/EC |

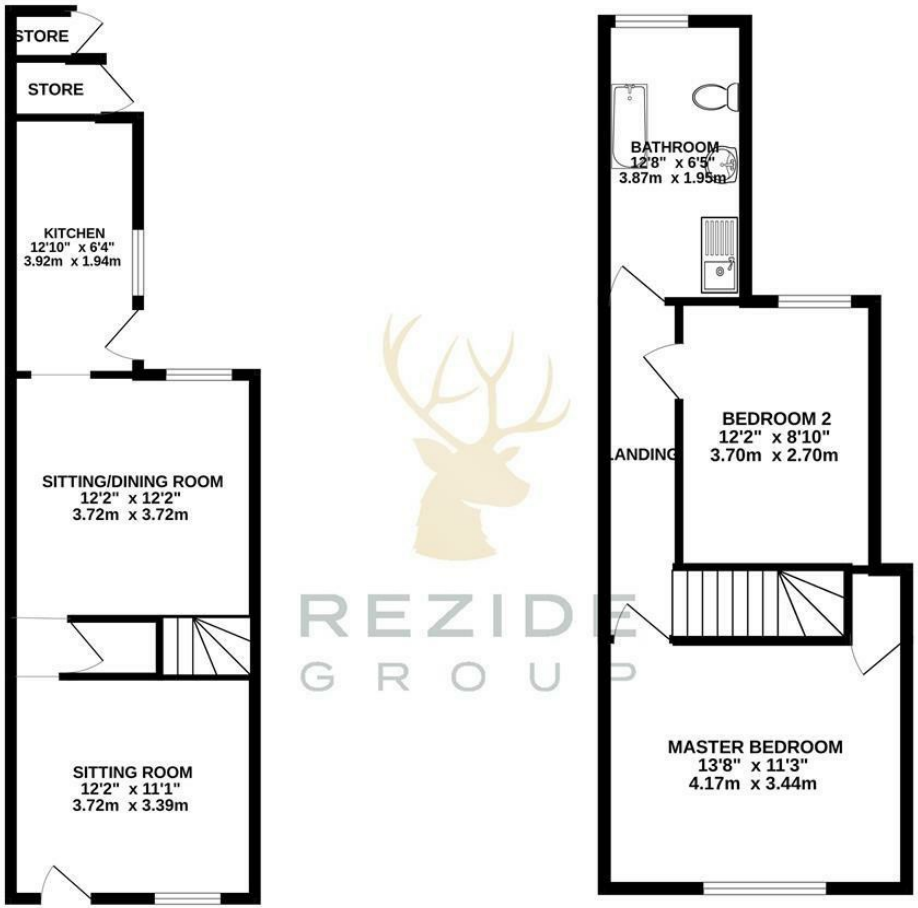
## Environmental Impact ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| *Very environmentally friendly - lower CO2 emissions* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not environmentally friendly - higher CO2 emissions* | | |
| **England & Wales** | | EU Directive 2002/91/EC |










REZIDE
GROUP

TOTAL FLOOR AREA : 825 sq.ft. (76.7 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.
Made with Metropix ©2025