

# Holderr

A Modern Estate Agent



## 22 Cypress Road

Barrow Upon Soar, Loughborough, LE12 8WA

Offers over £263,000





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This property boasts thoughtfully designed living space, spread over three well-appointed floors. As you step inside, you are welcomed by a spacious entrance hall that sets the tone for the home. The ground floor features a convenient WC and a fully fitted modern kitchen, which is equipped with stylish cabinetry and high-quality appliances, perfect for both cooking and entertaining. Adjacent to the kitchen, you'll find a bright living/dining room, illuminated by natural light pouring in through glazed French doors that open up to the serene rear garden. This seamless indoor-outdoor flow enhances the living experience, making it ideal for gatherings and family time.

Moving to the first and second floors, you'll discover three generously sized bedrooms, each capable of accommodating double beds. These spaces are designed to be inviting and comfortable, with ample wardrobe space to meet your storage needs. A contemporary family bathroom serves these bedrooms, featuring modern fixtures and finishes that add to the overall elegance of the home.

Nestled in a peaceful cul-de-sac, this property benefits from private parking and a spacious single garage to the rear, complete with power and lighting—ideal for a workshop or additional storage. The exterior features a low-maintenance garden at the front, enhancing curb appeal with minimal effort. At the back, you'll find a private garden mainly laid to lawn, perfect for outdoor activities and relaxation. A patio area, conveniently located just outside the main living room, offers an ideal

spot for al fresco dining or enjoying a morning coffee while soaking up the sun.

This property is ideally located within a short walking distance of both picturesque open countryside and the charming High Street. The High Street provides a variety of local amenities including cafes and welcoming public houses, catering to your day-to-day needs. The village is further enhanced by the presence of a train station, offering convenient public transport options, as well as easy access to the A6, which connects you to nearby towns such as Loughborough and Leicester, as well as the expansive Charnwood Forest. Families will appreciate the educational facilities available in the village, which include both primary and secondary schools, ensuring quality education options within close proximity.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers

to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

**Kitchen**  
1.80 x 3.20m  
5'11" x 10'6"

**Lounge / Diner**  
4.10 x 4.40m  
13'5" x 14'5"

WC

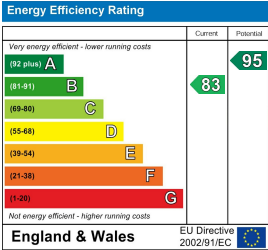
Cypress Road, Barrow Upon Soar  
Internal Square Footage: 851 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.