

# Holdere

A Modern Estate Agent



35 Roman Close, Loughborough, LE12 8XY

£330,000

A beautifully presented double fronted home in Barrow Upon Soar, offering stylish and spacious accommodation including an open plan kitchen diner, bright lounge, three bedrooms with an en-suite to the principal, and a family bathroom. Externally, the property benefits from two parking spaces, a single garage and a landscaped south-west facing garden, all set within a highly regarded modern development in this sought-after Charnwood village.

## **Summary**

An exceptional double fronted residence occupying a desirable corner plot within a highly regarded modern development in this sought-after Charnwood village.

This beautifully presented home offers a superb balance of style and practicality, with a welcoming entrance hallway leading to a bright and airy lounge, enhanced by a striking bay window and additional side and front aspects that flood the space with natural light. The open plan kitchen diner forms the heart of the home, thoughtfully designed with handcrafted shaker-style cabinetry, solid oak work surfaces and a range of integrated appliances, creating an elegant yet highly functional environment for both everyday living and entertaining. A separate utility area provides further storage and space for laundry appliances, while a ground floor WC adds to the convenience.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom enjoys dual aspect windows, built-in wardrobes and access to a contemporary en-suite, while the remaining bedrooms are served by a stylish family bathroom fitted with a modern suite.

Externally, the property benefits from two allocated parking spaces and a brick-built single garage. The landscaped south-west facing garden has been thoughtfully designed for ease of maintenance, featuring a generous patio, lawned area and established planting, creating an ideal setting for outdoor relaxation and entertaining, with French doors providing a seamless connection from the interior.

A superbly appointed home in a prime village location, offering refined living with excellent access to local amenities and transport links.

## **Disclaimer**

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.

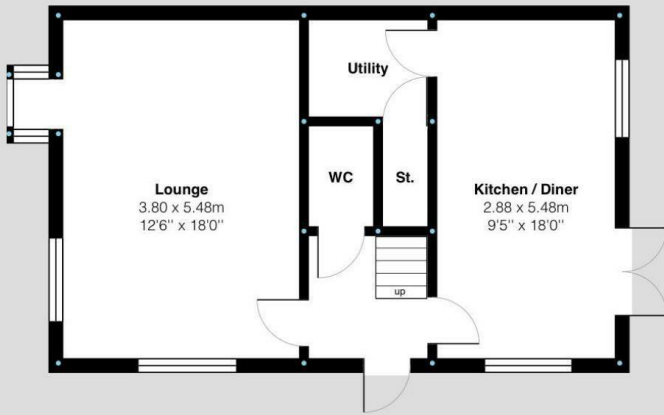
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## **Extra Information**

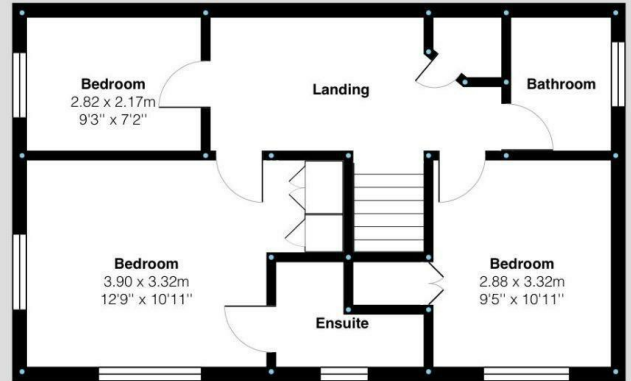
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# Floor Plan

Ground Floor:



First Floor:



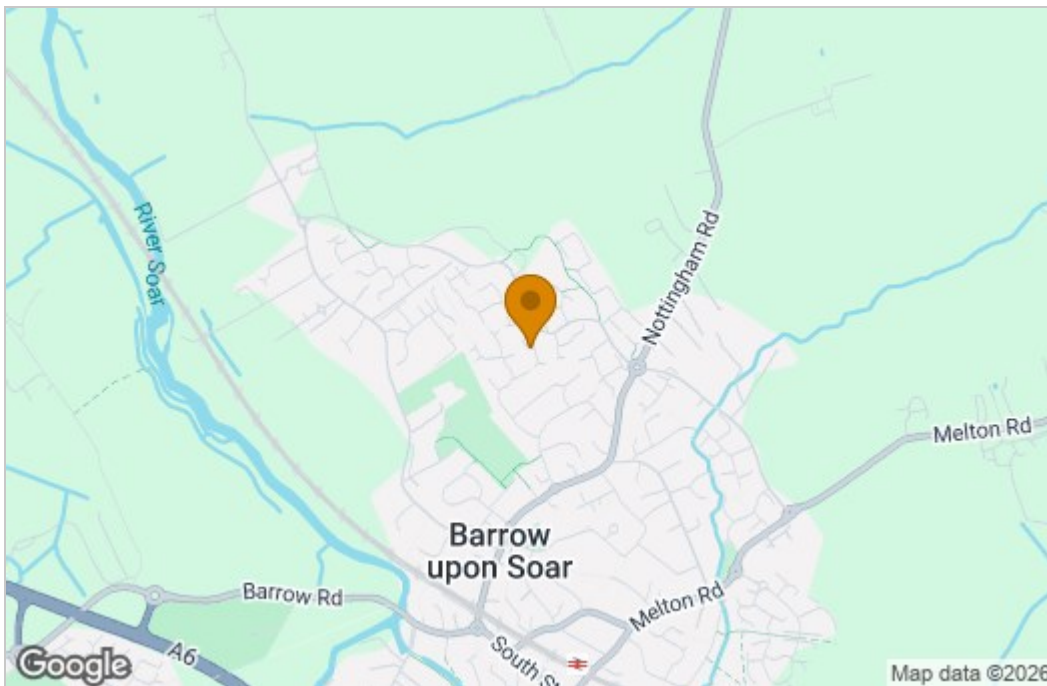
Roman Close, Barrow Upon Soar  
Internal Square Footage: Approx 1001 sq.ft



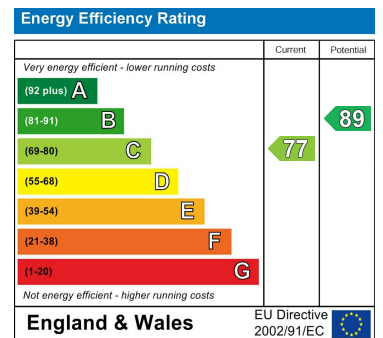
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## Area Map



## Energy Efficiency Graph



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