



PRICE GUIDE £650,000  
THE PASTURES, BARROW UPON SOAR,



A EPC Rating. Welcome to Nirvana, a substantial waterside residence on the outskirts of the village of the highly desirable village of Barrow Upon Soar. This beautiful three-bedroom detached bungalow boasts a truly enviable location on the banks of the River Soar, with a 50ft mooring at the rear of the property. Situated in a peaceful and idyllic setting, this stunning home offers an incredible lifestyle opportunity for those who love to be near the water.

PLOT PLAN FOR GUIDANCE ONLY



Located in a prime location at the bottom of a private driveway, this property offers the perfect combination of luxurious living, stunning views, and convenient river access. This is a rare opportunity to own a piece of riverfront paradise in a highly sought-after area. Don't miss out on the chance to make this property your dream home.

Upon arrival, you will be greeted by a spacious and inviting hallway which leads to all the main living areas of the bungalow. The property has been designed to maximize natural light and provides a bright and airy feel throughout. The lounge is a particular feature of the home, offering a comfortable and cosy atmosphere, with a large bay window overlooking the rear garden and having breath-taking open views as far as the eye can see. French doors lead off from the lounge into the formal dining room. This bright and airy room features a ceiling light pendant and has sliding patio doors out onto the Sun lounge at the rear. The sun lounge is a lovely bright space, and it also has a door







flowing into the formal lounge as well as French doors leading out onto the patio at the rear. The kitchen is fully equipped with modern appliances including Bosch integrated dishwasher, AEG combination electric and gas hob, De Dietrich double oven, stainless steel sink and draining unit with Insinkurator food waste disposal unit. Conveniently the sink is located below a picture window to the rear with uninterrupted views across the river Soar and fields in the distance. The Kitchen has plenty of storage space, making it the ideal space for those who enjoy cooking and entertaining. There is also a separate utility room for added convenience, this is where the washing machine and dryer are located as well as the modern Worcester Bosch GCH boiler. There is a further reception room currently in use as a formal study however this could be modified to suit your personal preference. The







study has a wall safe built in and double-glazed window to the front aspect overlooking the driveway.

The bungalow boasts three generously sized bedrooms, each of which offers plenty of natural light and ample storage space. The master bedroom is particularly impressive, featuring a large ensuite bathroom and beautiful views of the river. The ensuite bathroom has vinyl flooring, tiling from floor to ceiling, a corner bath unit, vanity wash hand basin with storage below and low-level flush W.C. Two of the bedrooms offer a range of built in storage cupboards whilst the third bedroom has plenty of room for freestanding furniture. The family bathroom is located close to the two further double rooms for convenience. It features vinyl flooring, tiling from floor to ceiling, a fitted panel bath with shower over, pedestal wash hand basin and low-level flush W.C.









The property sits on a substantial plot with beautifully landscaped gardens, providing plenty of outdoor space to enjoy the tranquillity and natural beauty of the river. Outside, the property is equally impressive, with a beautifully landscaped garden that leads directly onto the mooring. Whether you love to spend your days fishing, boating, or simply relaxing in the sun, this stunning outdoor space is the perfect place to do it all. The 50ft mooring at the rear of the property offers the perfect opportunity for water sports enthusiasts to moor their boat and explore the river Soar. The mooring was professionally installed by British Waterways and will allow mooring for a generous vessel. Further information: This home also benefits from having solar panels fitted to the roof, These panels are owned by the property and will stay with the new owner. They are ideal to help keep energy costs down.

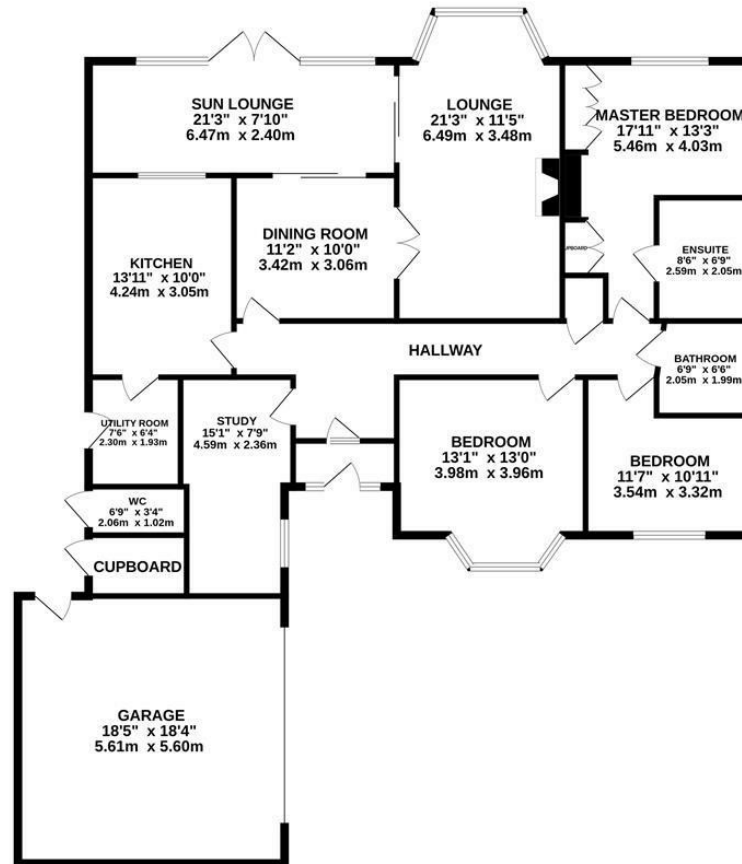








GROUND FLOOR  
1894 sq.ft. (176.0 sq.m.) approx.



TOTAL FLOOR AREA: 1894 sq.ft. (176.0 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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