



Barn 3 Kirkby Road,
Barwell,
Leics, LE9 8FT



£650,000

GENERAL

A superb opportunity to purchase the last remaining property on a small, exclusive development with outstanding country views. The barn has recently been converted by Tony Morris Ltd, highly regarded local builders, who specialise in small, high quality developments. The conversion has been carried out with considerable sensitivity and style and whilst the original character of the barn has been preserved, a wonderful home with light open plan contemporary living spaces, perfect for modern living, has been created. There is underfloor heating to the ground floor.

The accommodation briefly includes a large open plan kitchen / family room with bi-fold doors to the rear and a high quality kitchen with quartz worktops, an island with breakfast bar and a generous range of integrated appliances. There is a separate sitting room, again with bi-folds opening onto the terrace, a utility room, cloakroom and downstairs guest bedroom with en-suite shower room. Upstairs, there is a master bedroom with dressing area, Juliette balcony and luxurious en-suite, two further double bedrooms and a family bathroom.

Outside there is a double garage and large garden with a raised terrace adjoining the barn, perfect for outdoor dining and entertaining.

LOCATION

Located on the outskirts of the village, Barwell is a thriving village with an excellent range of amenities and shops to include two churches, public houses, shops, restaurants, schools, doctors surgeries etc. There is easy access to the major road networks via the A47, A5 and M69 and the town of Hinckley where there are fast train services to Birmingham and Leicester.



KITCHEN / FAMILY ROOM
31'10 max x 19'11 max

SITTING ROOM
16'06 x 15'07

BEDROOM FOUR
11'07 x 9'00

EN-SUITE

W.C

UTILITY ROOM

BEDROOM ONE
20'00 max 12'04 min x 13'05 max

EN-SUITE

BEDROOM TWO
13'05 x 9'08


BEDROOM THREE
10'08 x 8'08

BATHROOM

OUTSIDE
There is a **DOUBLE GARAGE** with electric doors and large garden with a raised terrace adjoining the barn, perfect for outdoor dining and entertaining.

COUNCIL TAX BAND
To be advised.



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

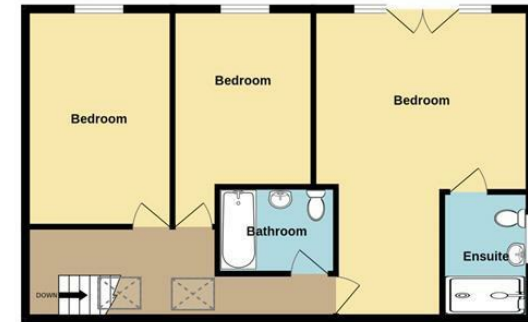




Ground Floor



1st Floor



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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