



Shilton Road, Barwell, LE9

 4  1  3

£475,000



Key Features

- Four Bedroom Family Home
- In Need of Modernisation But Boasting Incredible Potential
- Available With No Upward Chain
- Larger Than Normal Garden
- Character Features Throughout
- Need Independent Mortgage Advice? Get in Touch Today!
- EPC rating TBC
- Freehold





A rare opportunity to acquire a four-bedroom detached residence on one of the area's most desirable roads. Set on an unusually large plot, this distinguished home offers exceptional potential for sympathetic modernisation. Rich in period charm, it features elegant fireplaces, picture rails and original panelling, creating an atmosphere of timeless refinement. Internally the home offers an entrance hallway, guest WC, two reception rooms and I-shaped kitchen diner. Upstairs you will find four bedrooms, all with useful storage and a bathroom. The plot enjoys the use of a driveway, single garage and established garden at the rear. Offered with no upward chain, the property presents an exquisite canvas for those seeking to craft a prestigious family home in an enviable setting.

Ground Floor

Upon entering the home, you are welcomed by an entrance hallway featuring characterful tiled flooring and a staircase rising to the first floor. From here, doors lead to the ground-floor accommodation, including a convenient WC positioned beneath the stairs.

The front reception room boasts a charming walk-in bay window and a traditional fireplace that serves as the room's focal point. The second reception room is bright and airy, flooded with natural light and offering direct access to the garden through glazed doors.

Adjacent to the kitchen is a dedicated dining room. The kitchen itself is fitted with a range of units and includes a built-in oven, hob, integrated fridge, sink and drainer, as well as a concealed Worcester boiler. A useful pantry provides additional storage space.

First Floor

Moving upstairs, the landing provides access to four bedrooms, two of which are doubles. All bedrooms benefit from useful built-in storage. A family bathroom completes the first floor, fitted with a three-piece suite

comprising a bath, wash hand basin, and WC.

Outside

A particular selling feature of the home is the larger than normal plot featuring a driveway providing off road parking and giving access to the single garage. Gated access to the side leads to particularly private mainly laid to lawn garden with a variety of plants, shrubbery and trees. There is also a useful outbuilding.

Location

Barwell is a charming village located just 3 miles south of Hinckley, offering the perfect balance of peaceful village life and convenient access to nearby towns. The village boasts a strong sense of community with local shops, cafés, and pubs, as well as essential amenities such as schools, a library, and healthcare facilities.

For commuters, Barwell benefits from excellent road links, including easy access to the M69 and A5, connecting residents to Leicester, Coventry, and Birmingham. Public transport options are also available, with regular bus services to Hinckley and surrounding areas.

The area is surrounded by scenic countryside, perfect for walking, cycling, and outdoor activities, while still being close to larger retail and leisure options in Hinckley. With its mix of traditional charm and modern convenience, Barwell is a highly sought-after location for families, professionals, and anyone looking for a friendly village community.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

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Agents Note

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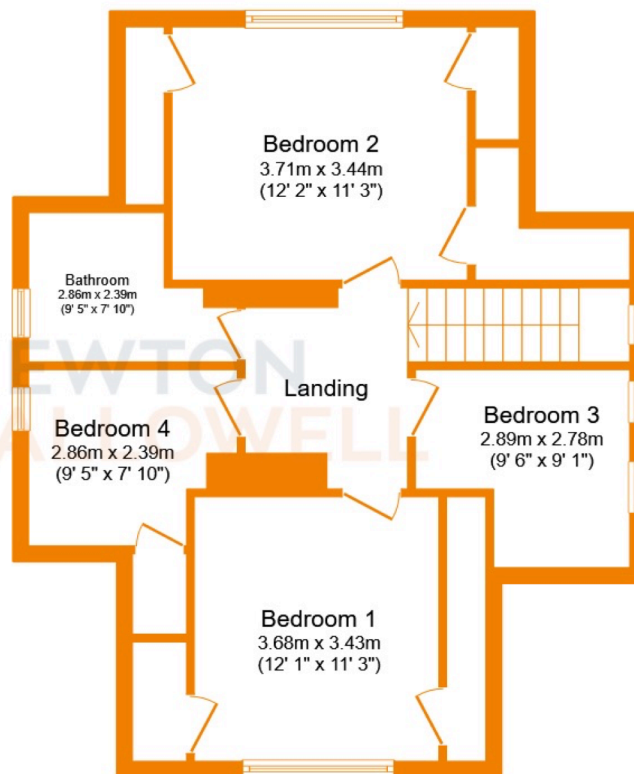
If you have a house to sell then we would love to provide you with a free no obligation valuation.



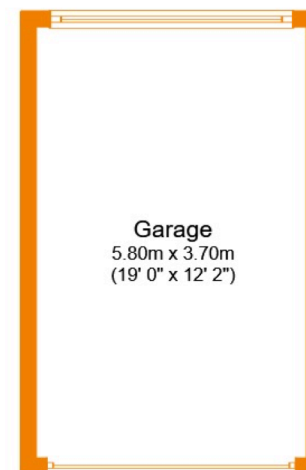




Ground Floor



First Floor



Garage

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