



Northgate Street, Leicester

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- Open plan Kitchen/Diner
- Plenty of storage space
- Stunning Canalside Views
- Ground floor office

Plot 18, The Barkby is a stylish three-bedroom End Terrace family home, perfectly designed for riverside living. Just a stone's throw from Leicester town centre, this home offers the best of both worlds—convenience and vibrant city life combined with tranquil canal-side views.

The ground floor features a modern kitchen/dining area, with bi-fold doors leading to the rear garden, allowing for a seamless transition between indoor and outdoor living. A private study provides a peaceful space with beautiful canal views, ideal for working from home or quiet reflection. A separate utility area and a convenient downstairs W.C. complete the ground floor.

On the first floor, you'll find a generously sized master bedroom with an en-suite bathroom, along with a second double bedroom and a single bedroom, providing ample space for family or guests. A modern family bathroom and additional storage space complete this level.


The highlight of The Barkby is the bright and airy lounge located on the entire second floor, with bi-fold doors opening onto a terrace that overlooks the canal. This is the perfect space for entertaining, relaxing, or soaking up the outdoors in your own private sanctuary, offering stunning views of the water.


Perfectly located with canal-side views and just a stone's throw from the heart of Leicester town centre, The Barkby provides the ideal blend of riverside tranquility and easy access to the vibrant city life, making it an exceptional place to call home.

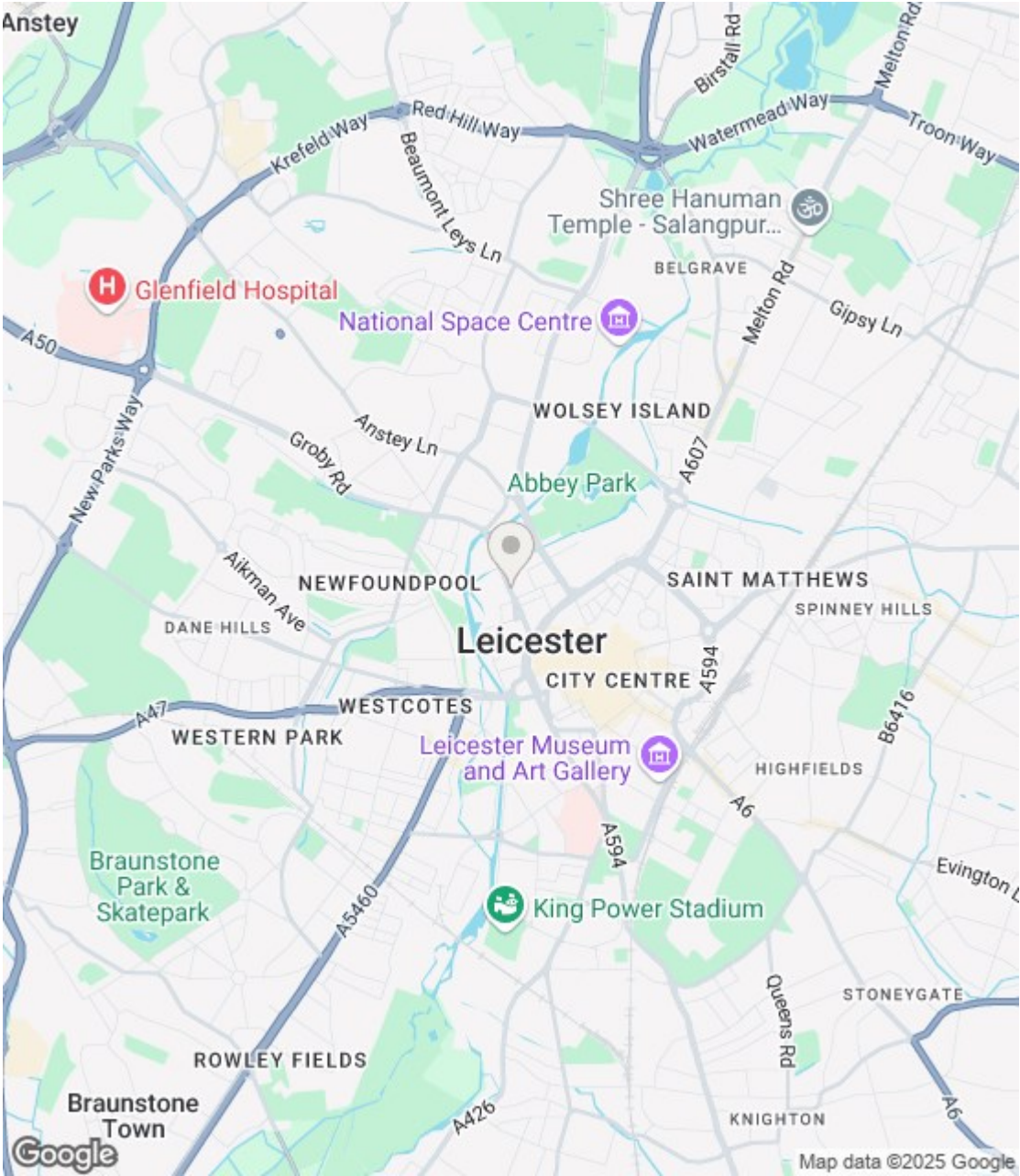
For more information, get in touch with SellMyHome, Leicester on 0116 482 2422 or email us at contact@sellmyhome.co.uk

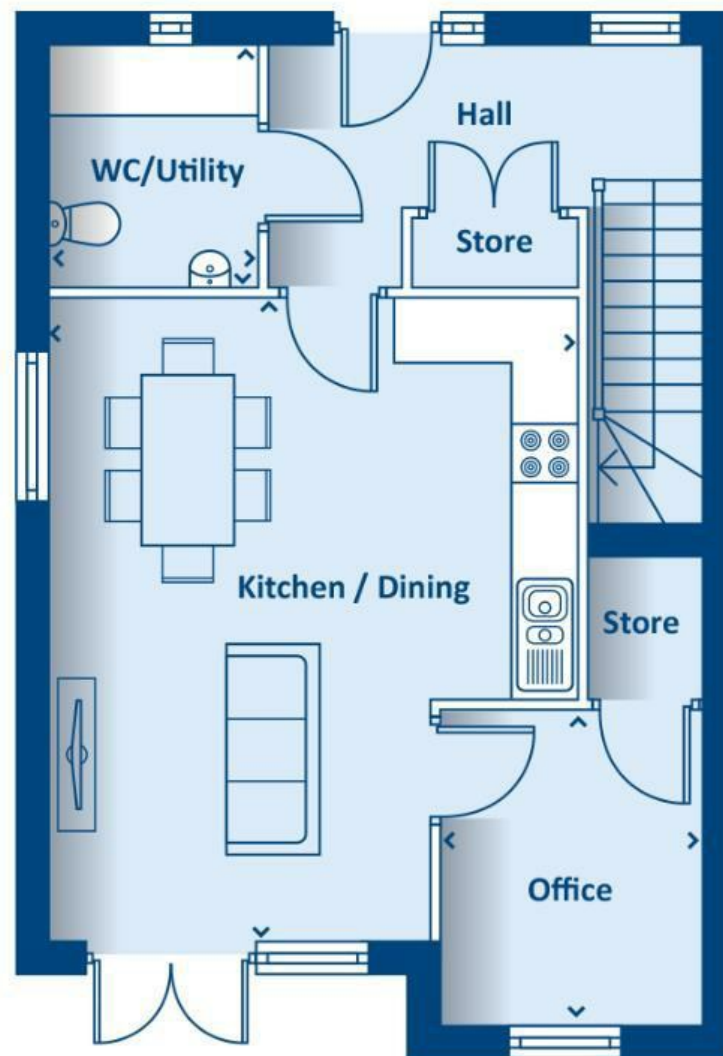
Estate management fee: £163.65 annually + VAT

Price: £420,000

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





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