



Connells

Church Lane
Barwell Leicester



Property Description

A four-bedroom mid-terraced property comprising to the ground floor of an entrance porch, lounge, dining room, fitted breakfast kitchen, rear sun room and fourth bedroom (formerly garage). To the first floor there are a further three bedrooms and a bathroom, parking to front and rear garden with home office.

The property sits in a sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, public houses, parks, open countryside and good access to major road links.

Viewing highly recommended.

Entrance Porch

6' 7" x 2' 9" (2.01m x 0.84m)

Having UPVC door to the side elevation and internal door into the kitchen.

Breakfast Kitchen

13' 1" x 10' 11" (3.99m x 3.33m)

The kitchen is fitted with a range of modern wall and base units with working surface over, sink and drainer with mixer tap, built-in oven, ceramic hob and extractor hood over, under counter appliance recess points/plumbing, built-in breakfast bar, tiled splashback surround, radiator and tiled flooring. UPVC double glazed leaded window to the front

elevation. Stairway off to the first floor, under stairs storage cupboard and internal door through to the dining area.

Lounge

10' 4" x 12' 3" (3.15m x 3.73m)

Having radiator, dado rail, TV aerial point, ceiling coving and laminate flooring. UPVC double glazed leaded window to the rear elevation. Archway through to the dining area.

Dining Room

10' 4" x 6' 9" (3.15m x 2.06m)

Having radiator, dado rail, ceiling coving, laminate flooring and French doors through to the sun room.

Sun Room

6' 4" x 8' 6" (1.93m x 2.59m)

Having UPVC window to the side elevation and UPVC French doors to the rear, tiled flooring and inset ceiling spotlights.

Home Office / Bedroom Four

16' 3" x 7' 2" (4.95m x 2.18m)

Having radiator, laminate flooring and UPVC double glazed leaded window to the front elevation.

First Floor Landing

12' 9" x 10' (3.89m x 3.05m)

Having built in storage cupboard and airing cupboard, access to bedrooms.

Bedroom One

10' 6" x 12' 7" (3.20m x 3.84m)

Having radiator, laminate flooring and UPVC double glazed leaded window to the rear elevation.

Bedroom Two

6' 4" x 10' 7" (1.93m x 3.23m)

Having radiator, laminate flooring and UPVC double glazed leaded window to the front elevation.

Bedroom Three

13' 9" x 6' 7" (4.19m x 2.01m)

Having radiator, laminate flooring and UPVC double glazed leaded window to the rear elevation.

Bathroom

6' 9" x 8' 2" (2.06m x 2.49m)

Comprising panel bath, hand wash basin and WC, with ceramic tiled walls and flooring. UPVC double glazed leaded window to the front elevation.

To The Outside

To the front of the property there is driveway providing off road parking for two vehicles.

The rear garden is tiered with a fenced perimeter, with steps leading to the rear where there is a garden office.

Garden Office

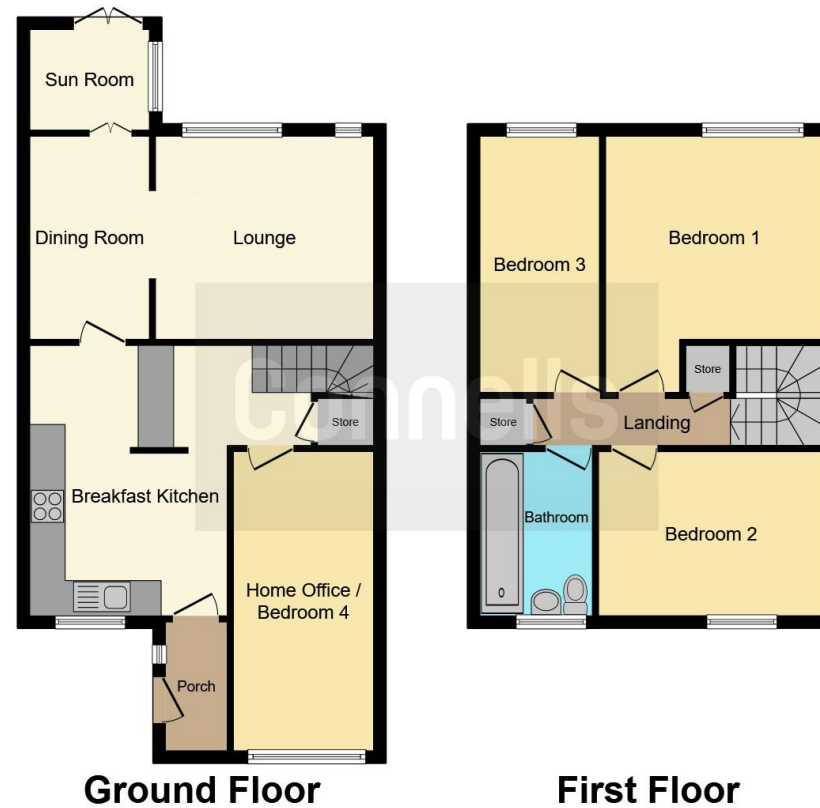
9' 10" x 16' 9" (3.00m x 5.11m)

Being of timber construction, currently used as an office space with electric, heating and laminate flooring.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: C

view this property online connells.co.uk/Property/HIN311206

Tenure: Freehold



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