



**Connells**  
connells.co.uk 01455 230 523  
**FOR SALE**

**Connells**

Church Lane  
Barwell Leicester





### Property Description

This three bedroom property is located close to the village centre with good access to local amenities including schools, doctors, dentists, public houses and road networks connecting to the A47.

The property is well presented throughout and briefly comprises of an entrance hallway, lounge and kitchen/diner with pantry cupboard. To the first floor there are three good sized bedrooms, and the family bathroom.

To the outside rear is a fully enclosed split level garden with large patio area and large laid to lawn area. To the front is a driveway providing off road parking.

Viewing is essential to truly appreciate this property.

### Entrance Hallway

13' x 5' 10" ( 3.96m x 1.78m )

### Lounge

12' 8" x 12' 9" ( 3.86m x 3.89m )

### Kitchen

18' 9" x 8' 10" ( 5.71m x 2.69m )

### Bedroom One

12' 10" x 10' 4" ( 3.91m x 3.15m )

### Bedroom Two

10' 1" x 8' 11" ( 3.07m x 2.72m )

### Bedroom Three

8' 7" x 8' 1" ( 2.62m x 2.46m )

### Bathroom

8' 4" x 5' 5" ( 2.54m x 1.65m )



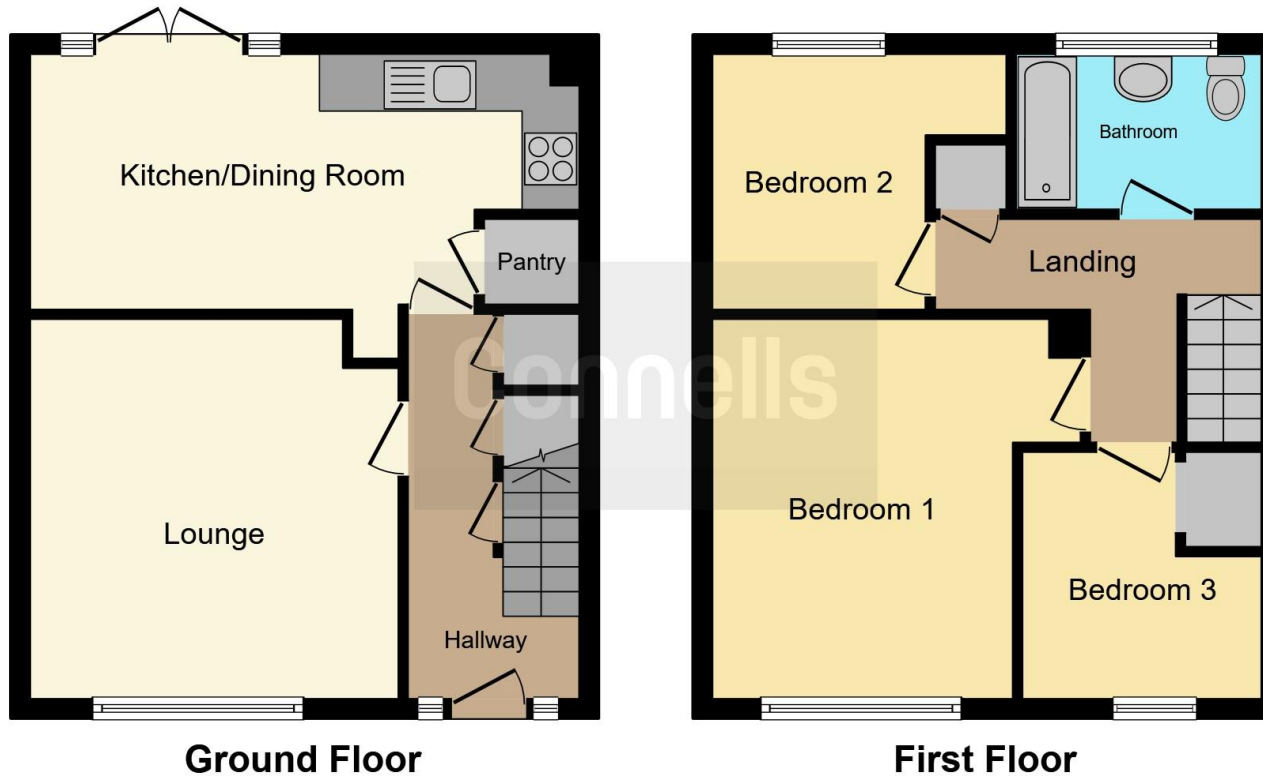












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

**EPC Rating: C**

**view this property online [connells.co.uk/Property/HIN312212](http://connells.co.uk/Property/HIN312212)**

Tenure: Freehold



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Property Ref: HIN312212 - 0004