



Connells

Charnwood Road
Barwell Leicester



Property Description

Available with NO UPWARD CHAIN

A charming three bedroom dorma bungalow, nestled in a highly sought after location, sitting on a substantial plot, is now available for sale. This property offers an exciting opportunity to put your own stamp on it and create the perfect family home.

The ground floor features a spacious living room with a large window, allowing plenty of natural light to flood in. There is also a large kitchen/diner room, ideal for entertaining guests or enjoying family meals. The kitchen, although in need of some updating, has ample space for a dining table and overlooks the garden. Two good size bedrooms and a shower room complete the ground floor.

On the first floor, you will find the master bedroom, with built-in storage, and access to the loft space, which could be converted into additional living accommodation, subject to the necessary consents.

Outside, the property boasts a private garden, with mature shrubs and trees, providing a tranquil setting for al fresco dining or simply relaxing. There is a driveway providing off-street parking for several cars.

Planning has previously been in place on this property.

This dorma bungalow is located within walking distance of local amenities and transport links, making it an ideal location for

commuters and families alike.

If you are looking for a project to make your own, this could be the perfect opportunity. Contact us today to arrange a viewing.

Entrance Porch

5' 8" x 4' 10" (1.73m x 1.47m)

Having door to the front elevation.

Entrance Hall

12' 11" x 8' 6" (3.94m x 2.59m)

Door to the front elevation.

Lounge

13' 7" x 11' 11" (4.14m x 3.63m)

Double glazed window to the front elevation.

Kitchen

16' 11" x 10' 11" (5.16m x 3.33m)

Having a range of wall and base units with working surfaces over, stainless steel sink and drainer, electric oven, radiator and lino flooring.

Bedroom One

14' 11" x 9' 11" (4.55m x 3.02m)

Double glazed window to the rear elevation, radiator and carpet flooring.

Bedroom Two

9' 10" x 7' (3.00m x 2.13m)

Double glazed window to the rear elevation

and radiator.

Bedroom Three

15' 7" x 15' 1" (4.75m x 4.60m)

Double glazed window to the front elevation,
built-in wardrobes and radiator.

Bathroom

7' 1" x 5' 11" (2.16m x 1.80m)

Loft Space

14' 6" x 6' 9" (4.42m x 2.06m)









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

To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIN312377



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN312377 - 0007