



Connells

Bradgate Road
Barwell Leicester



Property Description

Located in a pleasant residential area within the village of Barwell, a community-oriented location with a mix of local shops, schools, and amenities. Barwell offers a balance of village life with easy access to the larger town of Hinckley and the city of Leicester, both of which provide a wider range of shopping, dining, and entertainment options.

The location is well-suited for families and professionals alike, with nearby schools, parks, and playgrounds, as well as good public transportation and road connections. The surrounding Leicestershire countryside provides plenty of scenic walking and cycling paths, while Barwell itself has a selection of pubs, cafes, and local shops for everyday needs.

Overall, Bradgate Road offers a cozy residential setting with access to both the comforts of village life and the convenience of nearby urban centres. It's a great choice for those who want a peaceful neighbourhood with strong community ties and proximity to Leicester's vibrant culture and amenities.

Ground Floor

Porch

3' x 4' (0.91m x 1.22m)

Lounge

17' x 11' (5.18m x 3.35m)

With wooden floor, double panelled radiator,

fireplace, and window to the front.

Kitchen

17' x 7' (5.18m x 2.13m)

Fully fitted kitchen with all appliances, plumbing for washing machine, under counter space, combi boiler, and double-glazed window to the rear.

First Floor

Bedroom 1

9' x 11' (2.74m x 3.35m)

With laminate flooring and double-glazed window to the rear.

Bedroom 2

10' x 8' (3.05m x 2.44m)

With laminate flooring and window to the front.

Bedroom 3

8' x 6' (2.44m x 1.83m)

With laminate flooring and window to the front.

Bathroom

7' x 7' (2.13m x 2.13m)

With separate bath and shower, wash hand basin with storage and fitted mirror cabinet and a window to the rear.

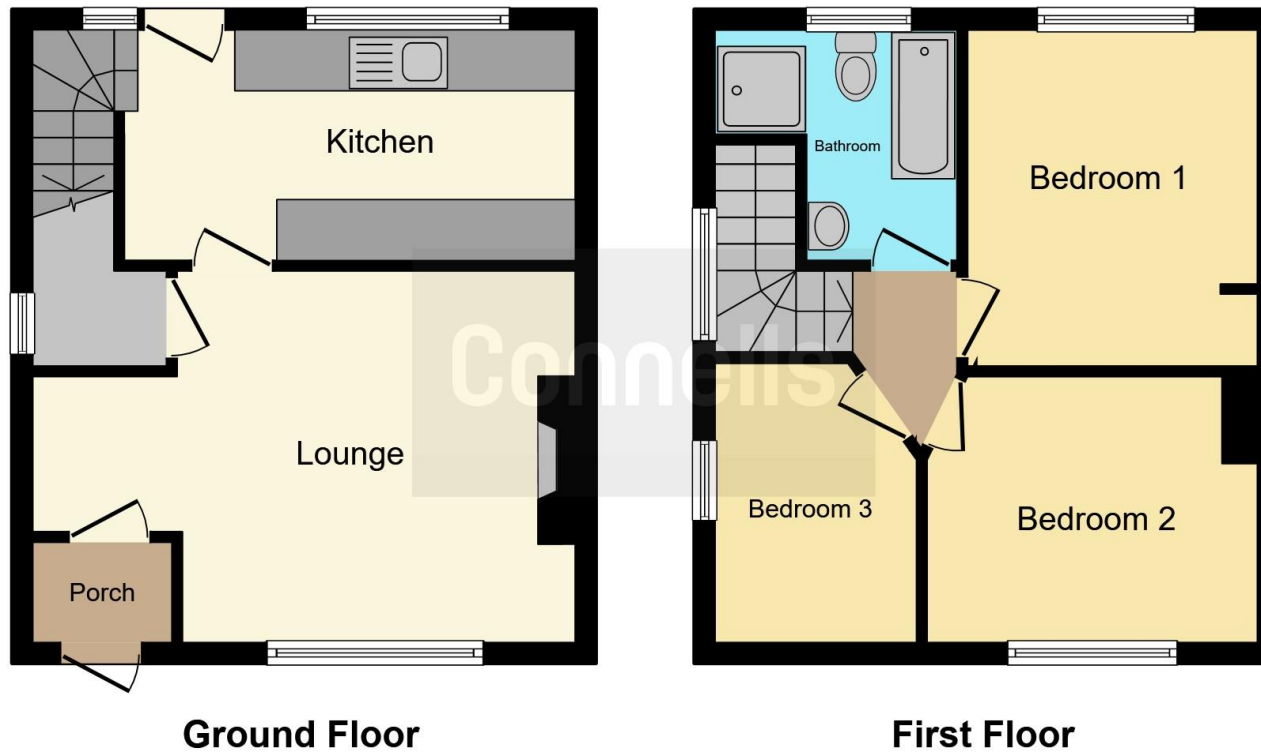
Outside

Good-sized well-maintenance garden with side access, with patio area and outdoor lighting. Outbuilding (18 x 8) at the bottom of the garden with power & lightning.









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

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EPC Rating: D

Tenure: Freehold

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