



Regent Street
Barwell Leicester LE9 8GX

for sale offers in excess of
£240,000



Property Description

Situated in the heart of Barwell, offers a convenient and well-connected location, ideal for families, first-time buyers, or investors. This charming village setting provides a balance of local amenities and easy access to larger towns and cities.

Barwell itself offers a selection of shops, cafes, pubs, and essential services, creating a friendly and community-focused atmosphere. For a wider range of retail and leisure options, Hinckley town centre is just a short drive away, featuring The Crescent Shopping Centre, a cinema, restaurants, and major supermarkets.

Transport links are excellent, with easy access to the A47, A5, and M69, connecting to Leicester, Coventry, and Birmingham. Hinckley railway station is nearby, offering direct train services to Leicester and Birmingham, making commuting straightforward.

For outdoor enthusiasts, nearby parks, countryside walks, and Burbage Common provide excellent opportunities for relaxation and recreation. The area is also home to well-regarded schools, making it a great choice for families.

Ground Floor

Hallway

With understairs cupboard, and access to all rooms.

Lounge

12' x 18' 2" (3.66m x 5.54m)

With carpet floor, fireplace and window to the front.

Kitchen

10' 5" x 18' 4" (3.17m x 5.59m)

Fully fitted kitchen with a range of wall and base units, sink unit with window over, plumbing for washing machine, integrated hob and oven. Dining area.

W/C

First Floor

Bedroom 1

12' 1" x 12' 1" (3.68m x 3.68m)

With carpet floor and window to the front.

Bedroom 2

13' 5" x 5' 4" (4.09m x 1.63m)

With carpet floor and window to the rear.

Bedroom 3

5' 4" x 10' 4" (1.63m x 3.15m)

With carpet floor and window to the rear.

Bathroom

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

Having a bath, corner shower, wash hand basin and toilet.









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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88 Castle Street
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EPC Rating: D

Tenure: Freehold

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