



Connells

Shrewsbury Close
Barwell Leicester

Shrewsbury Close Barwell Leicester LE9 8JX

for sale offers in excess of
£350,000



Property Description

Tucked away in a quiet cul-de-sac, property enjoys a peaceful residential setting in the popular village of Barwell. This well-established community is ideal for families, downsizers, and commuters looking for a convenient yet tranquil location.

Barwell offers a good range of everyday amenities including local shops, convenience stores, pubs, cafes, and primary schools. Just a short drive away, Hinckley town centre provides a wider choice of supermarkets, retail outlets, restaurants, and leisure facilities, including The Crescent Shopping Centre and cinema.

Transport connections are excellent. The A47 is moments away, linking easily to the A5 and M69, providing access to Leicester, Coventry, and Birmingham. Hinckley railway station is nearby, offering direct services to Leicester and Birmingham for those commuting by train.

Families will benefit from access to well-rated schools in the area, as well as nearby parks and green spaces such as Kirkby Road Park and Burbage Common - perfect for walks, cycling, or family outings.

With its peaceful setting, convenient amenities, and great transport links, presents a fantastic opportunity for comfortable village living with everything you need close at hand.

Ground Floor

Lounge

12' 1" x 16' 6" (3.68m x 5.03m)

Good-sized room with carpet floor, radiator and window to the front.

Kitchen/Breakfast Area

7' 8" x 16' 2" (2.34m x 4.93m)

Fully fitted kitchen with integrated appliance, breakfast bar area, window and patio door to the rear garden.

Dining Area

7' 1" x 11' 1" (2.16m x 3.38m)

With carpet floor, radiator and patio door to the rear.

W/C

With wash hand basin and toilet.

First Floor

Bedroom 1

11' 3" x 15' 6" (3.43m x 4.72m)

With windows to the front, fitted wardrobes.

En-Suite

9' x 3' 7" (2.74m x 1.09m)

With walk-in shower, wash hand basin and toilet.

Bedroom 2

7' 4" x 15' 6" (2.24m x 4.72m)

With window to the front and carpet floor.

Bedroom 3

10' 3" x 9' (3.12m x 2.74m)

With carpet floor and window to the rear.

Bedroom 4

10' 4" x 7' 5" (3.15m x 2.26m)

With carpet floor and window to the rear.

Bathroom

7' x 6' 3" (2.13m x 1.91m)

Having a corner bath, towel radiator, wash hand basin with window over and toilet.

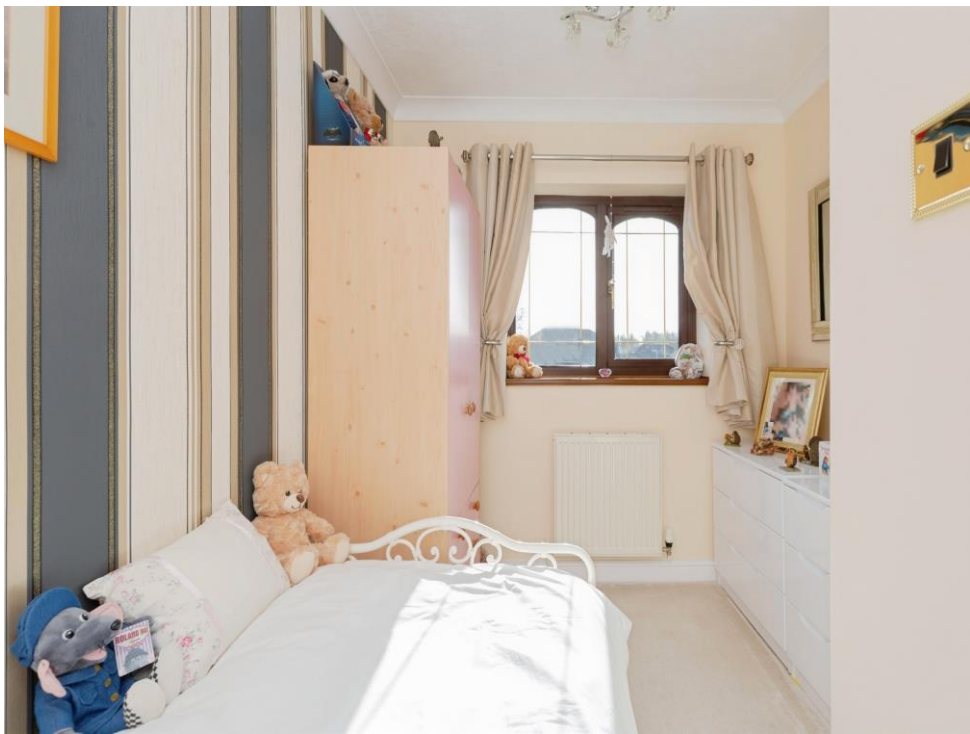
Garage

10.5 sq. m.

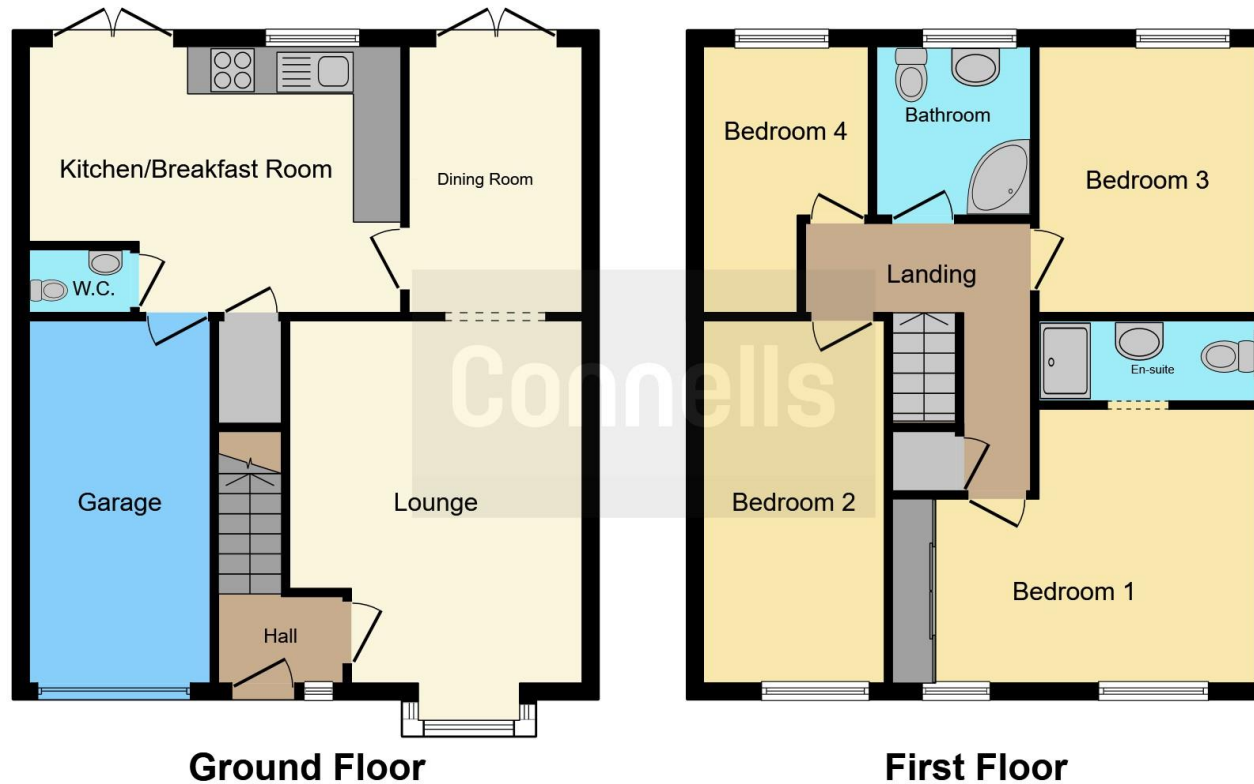
Outside

The house benefits from a front garden with fountain and driveway leading to the garage. With well-maintained rear garden having patio and rear areas.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313020



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: HIN313020 - 0002