



**Connells**

Kirkby Road  
Barwell Leicester





## Property Description

Located along the sought-after Kirkby Road in Barwell, this address enjoys a prime residential setting within a well-established and family-friendly community, benefits from excellent local amenities, green open spaces, and strong transport connections, making it a popular location for families, commuters, and retirees alike.

Barwell village centre is just a short walk away and provides a range of everyday conveniences, including local shops, cafés, takeaways, a Co-op supermarket, and a pharmacy. Nearby Earl Shilton and Hinckley offer an even broader choice of retail, dining, and leisure options including The Crescent shopping centre and Cineworld cinema.

The property is ideally positioned for families, with several well-regarded schools close by such as Barwell Church of England Academy, Heath Lane Academy, and Newlands Community Primary School. Childcare facilities and nurseries are also readily available in the area.

This location is superbly connected, with the A47 and A5 nearby, and quick access to the M69 linking Leicester, Coventry, and Birmingham. Hinckley railway station is within a short drive, offering direct services to Birmingham New Street and Leicester.

Perfectly situated for convenience and lifestyle, offering the charm of village living with excellent transport links and amenities close at hand. It's a well-connected, peaceful, and attractive place to live in Leicestershire.

## Ground Floor

### Lounge

13' 5" x 12' 4" ( 4.09m x 3.76m )

With carpet floor, log burner, TV points and bay-window to the front.

### Dining Room

13' 11" x 9' 2" ( 4.24m x 2.79m )

With laminate floor, ornamental fireplace, downstairs storage and window to the rear.

### Kitchen

19' 1" x 6' 4" ( 5.82m x 1.93m )

Fully fitted kitchen with a range of wall and base units, integrated oven/hob with extractor fan over, sink unit with mixer tap. Window to the side aspect and providing access to the garden and driveway.

### Cloakroom

4' 11" x 2' 8" ( 1.50m x 0.81m )

With wash hand basin and toilet.

## First Floor

### Bedroom 2

13' 6" x 12' 4" ( 4.11m x 3.76m )

With laminate floor, TV point and bay-window to the front.

### Bedroom 3

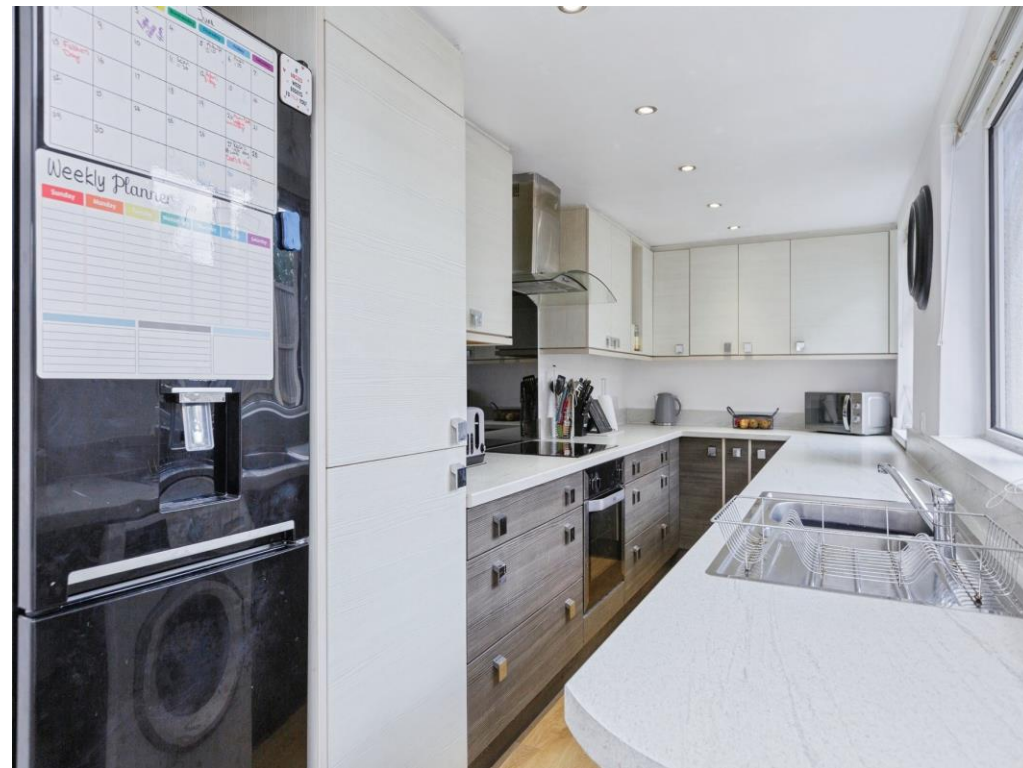
10' 8" x 7' 3" ( 3.25m x 2.21m )

With carpet floor and window to the rear.

### Bathroom

10' 11" x 4' 7" ( 3.33m x 1.40m )

Having a bath with shower over, wash hand basin, towel rail, window to the rear, toilet and A/C storage.



## Second Floor

### Bedroom 1

21' 8" x 11' 4" ( 6.60m x 3.45m )

With carpet floor & two skylights.

### En-Suite

9' 7" x 3' ( 2.92m x 0.91m )

With shower unit, wash hand basin, towel rail and toilet.

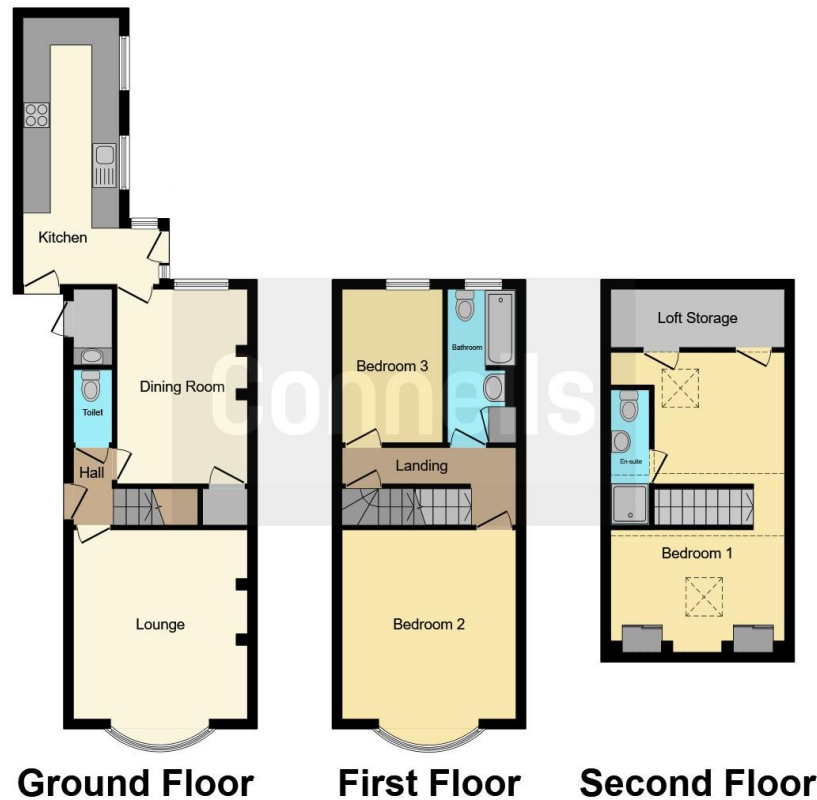












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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88 Castle Street  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/HIN313196](http://connells.co.uk/Property/HIN313196)



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