



Connells

Moore Road
Barwell Leicester

Moore Road
Barwell Leicester LE9 8AF

for sale offers in excess of
£220,000



Property Description

A well-presented three-bedroom semi-detached home situated on a quiet residential street in the popular village of Barwell. With generous living space, a lovely private garden, and off-road parking, this home is ideal for first-time buyers, young families, or those looking to upsize.

Within walking distance to local shops, cafes, primary schools, and Barwell Park. Well served by local bus routes and just a short drive to Hinckley town centre.

Having great access to the A47, M69 and A5, offering direct links to Leicester, Nuneaton, and Coventry. With nearby countryside and green spaces ideal for families and dog walkers.

This property offers fantastic value and huge potential in a convenient and friendly location. Whether you're taking your first step on the property ladder or looking for a family-friendly spot to settle.



Ground Floor

Hallway

11' 8" x 6' 6" (3.56m x 1.98m)

Lounge

13' 5" x 11' 8" (4.09m x 3.56m)

Kitchen/Dining Area

20' 7" x 8' 2" (6.27m x 2.49m)

Utility Area

17' 2" x 3' 7" (5.23m x 1.09m)

W/C

3' 8" x 2' 6" (1.12m x 0.76m)

Lean To The Garden

18' 6" x 7' 5" (5.64m x 2.26m)

First Floor

Bedroom 1

13' 2" x 11' 9" (4.01m x 3.58m)

Bedroom 2

13' 2" x 8' 2" (4.01m x 2.49m)

Bedroom 3

8' 1" x 8' 9" (2.46m x 2.67m)

Bathroom

6' 7" x 5' 4" (2.01m x 1.63m)

Outside

The Garden offers a generous paved area under cover ideal for entertaining family and friends.

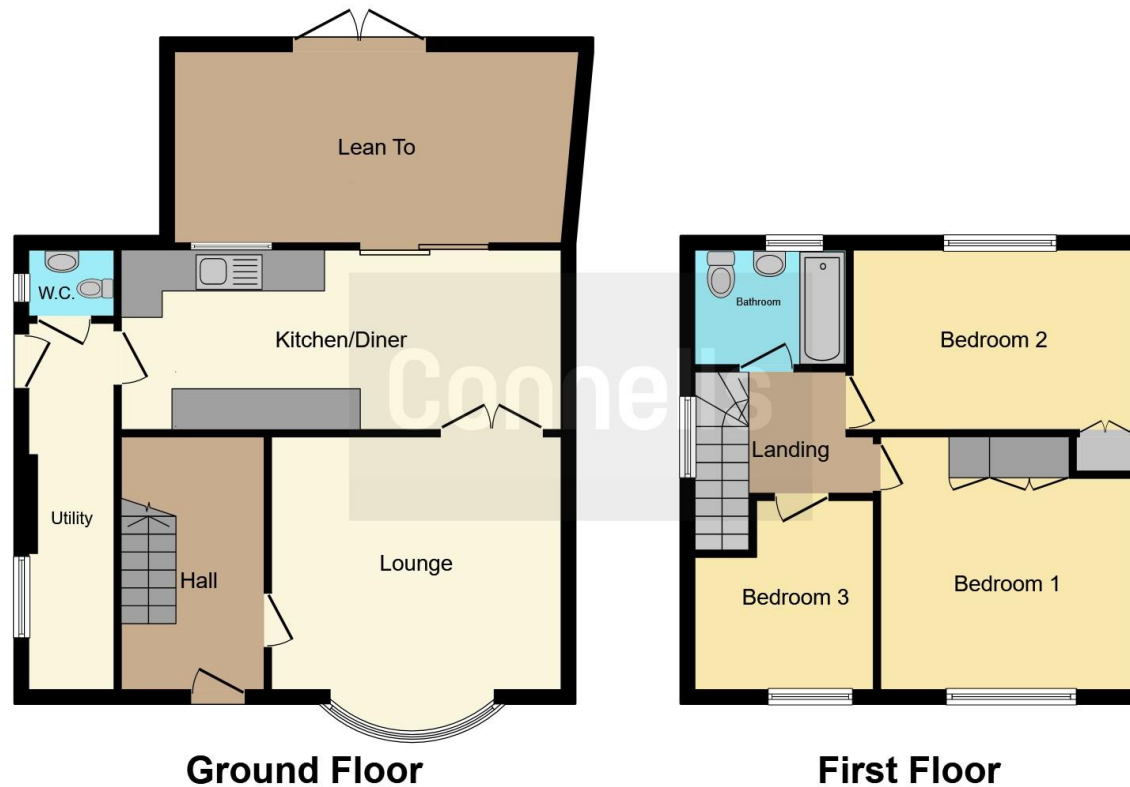
Rear garden with lawn area runs all the way to yet another seated patio area to the rear. To the side of the property is a side gate providing great space for a shed providing ample storage space.

The front of the property offers a generous amount of parking for up to 5 cars comfortably.









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

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

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313361



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