



**Connells**

Hereford Close  
Barwell Leicester



# Hereford Close Barwell Leicester LE9 8HS

for sale offers in excess of  
**£300,000**



## Property Description

Tucked away in a quiet residential cul-de-sac in the popular village of Barwell, this attractive three-bedroom home is ideal for first-time buyers, downsizers, or investors.

Offering a modern interior, private outdoor space, and easy access to both village life and commuter routes, it presents a wonderful opportunity for comfortable and convenient living.

Situated in the welcoming village of Barwell, known for its community feel and everyday amenities. Local shops, pubs, schools, and medical facilities all within easy reach.

Close to the larger towns of Hinckley and Earl Shilton, offering additional shopping, leisure, and schooling options. Surrounded by beautiful Leicestershire countryside, with scenic walks and cycle routes nearby.

Excellent transport links via the A47, A5, and M69, making commuting to Leicester, Coventry, and Birmingham straightforward.

This property offers the perfect blend of modern living and village charm - a fantastic choice for those seeking a home in a peaceful yet well-connected location.



## Ground Floor

### Lounge

13' 9" x 12' 2" ( 4.19m x 3.71m )

### Dining Room

7' 6" x 10' 5" ( 2.29m x 3.17m )

### Kitchen/Breakfast Room

9' 5" x 18' 7" ( 2.87m x 5.66m )

### Shower Room

### Living Room

15' x 13' 3" ( 4.57m x 4.04m )

### Study

11' 7" x 7' 3" ( 3.53m x 2.21m )

## First Floor

### Bedroom 1

10' 9" x 11' 5" ( 3.28m x 3.48m )

### Bedroom 2

8' 5" x 11' 6" ( 2.57m x 3.51m )

### Bedroom 3

6' 7" x 8' 6" ( 2.01m x 2.59m )

### Bathroom



## Outside

Situated at the head of a cul-de-sac, set well back from the road. There is a wide tarmac driveway to front offering ample car standing for several cars and a caravan, leading to the brick built double garage (27 sq. m.) with electric up and over door to front, light & power.

There is a good sized fully fenced and enclosed rear garden which has a sunny aspect, having a full width timber decked patio adjacent to the rear of the property, edged by post and rope railings. Beyond this is a further flag stoned patio and pathway leading to the top of the garden.

The garden is principally laid to lawn. Outside tap, power point and lighting.











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)

To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/HIN313523](http://connells.co.uk/Property/HIN313523)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIN313523 - 0003