



**Connells**

Shenton Road  
Barwell Leicester



### Property Description

Situated within a popular residential area of Barwell, this well-presented three-bedroom semi-detached home offers modernised and well-proportioned accommodation, ideal for first-time buyers, young families, or those looking to upsize.

The property is approached via a gravelled frontage providing off-road parking, leading to the front entrance. Upon entering, the hallway gives access to the main living areas and staircase to the first floor.

To the rear of the property is a spacious lounge, enjoying plenty of natural light and offering ample space for living furniture.

Adjacent to the lounge is a modern kitchen/dining room, fitted with a range of contemporary units and providing space for dining. A useful separate utility room offers additional storage and appliance space, with access to the rear garden.

To the first floor, the landing leads to three well-sized bedrooms, including two generous doubles and a third single bedroom, ideal as a child's room, home office or dressing room. The accommodation is completed by a stylish family bathroom fitted with a modern white suite.

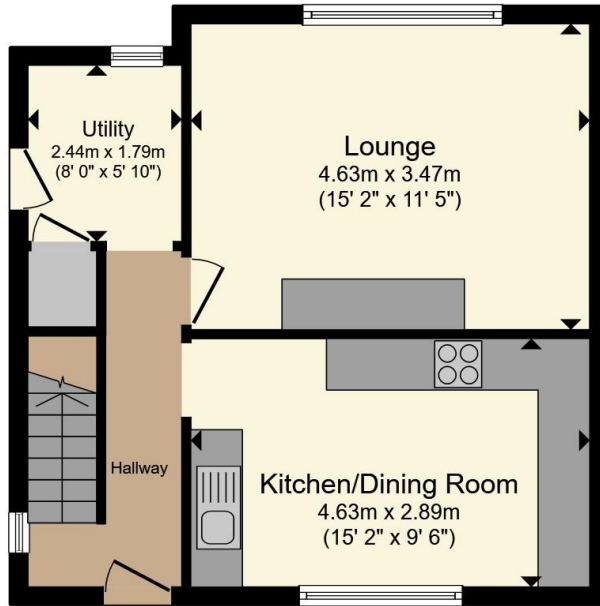
Externally, the property benefits from a private and well-maintained rear garden, featuring paved seating areas and lawn, making it ideal for entertaining and family use. To the front, the gravel driveway provides convenient off-road parking.

Shenton Road is well placed for local amenities, schools, and transport links, with Barwell village centre and nearby towns easily accessible.

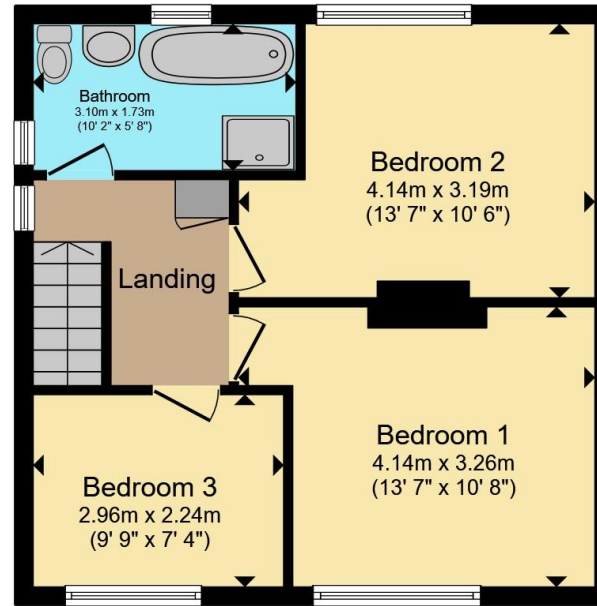








**Ground Floor**



**First Floor**

Total floor area 84.5 m<sup>2</sup> (910 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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

Tenure: Freehold

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