



Connells

Charnwood Road
Barwell Leicester



Property Description

A spacious and well-presented detached family home, situated in a convenient residential location close to a wide range of local amenities.

The property benefits from gas central heating, served by a condensing regular boiler installed in 2023, UPVC double glazing, cavity wall insulation, and a bright conservatory. The accommodation includes an attractive lounge, separate dining room, modern fitted kitchen, and a family bathroom equipped with a mixer shower.

Externally, the property enjoys an enclosed rear garden, a front garden, and a driveway providing off-road parking for up to three vehicles.

Conveniently located within easy reach of local shops, schools, and regular public transport services, the property is also ideally positioned for commuters, offering excellent access to major road networks including the M69, M1, and M6 motorway networks.

This well-appointed home offers an excellent opportunity for families seeking spacious accommodation in a highly accessible location.

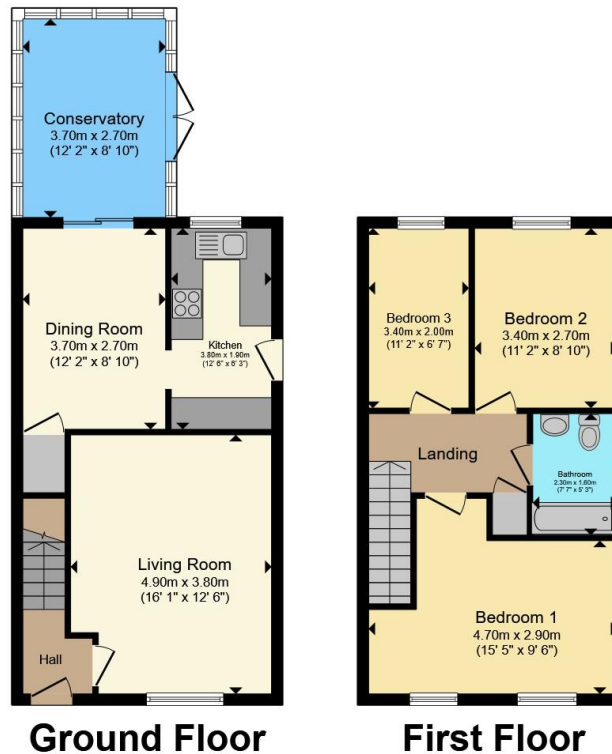
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 93.4 m² (1,006 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



To view this property please contact Connells on

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88 Castle Street
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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIN314094



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.

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