



**Connells**

Regent Street  
Barwell Leicester



Regent Street  
Barwell Leicester LE9 8GX

for sale offers in excess of  
**£210,000**



### Property Description

AVAILABLE WITH NO UPWARD CHAIN.

Situated in the heart of Barwell, offers a convenient and well-connected location, ideal for families, first-time buyers, or investors. This charming village setting provides a balance of local amenities and easy access to larger towns and cities.

Barwell itself offers a selection of shops, cafes, pubs, and essential services, creating a friendly and community-focused atmosphere. For a wider range of retail and leisure options, Hinckley town centre is just a short drive away, featuring The Crescent Shopping Centre, a cinema, restaurants, and major supermarkets.

Transport links are excellent, with easy access to the A47, A5, and M69, connecting to Leicester, Coventry, and Birmingham. Hinckley railway station is nearby, offering direct train services to Leicester and Birmingham, making commuting straightforward.

For outdoor enthusiasts, nearby parks, countryside walks, and Burbage Common provide excellent opportunities for relaxation and recreation. The area is also home to well-regarded schools, making it a great choice for families.



## Ground Floor

### Hallway

With understairs cupboard, and access to all rooms.

### Lounge

12' x 18' 2" ( 3.66m x 5.54m )

With carpet floor, fireplace and window to the front.

### Kitchen

10' 5" x 18' 4" ( 3.17m x 5.59m )

Fully fitted kitchen with a range of wall and base units, sink unit with window over, plumbing for washing machine, integrated hob and oven. Dining area.

### W/C

## First Floor

### Bedroom 1

12' 1" x 12' 1" ( 3.68m x 3.68m )

With carpet floor and window to the front.

### Bedroom 2

13' 5" x 5' 4" ( 4.09m x 1.63m )

With carpet floor and window to the rear.

### Bedroom 3

5' 4" x 10' 4" ( 1.63m x 3.15m )

With carpet floor and window to the rear.

### Bathroom

10' 4" x 6' 9" ( 3.15m x 2.06m )

Having a bath, corner shower, wash hand basin 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)

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: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN312991](http://connells.co.uk/Property/HIN312991)**



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: HIN312991 - 0003