



**Connells**

79a Kirkby Road  
Barwell Leicester



79a Kirkby Road  
Barwell Leicester LE9 8FP

for sale offers in excess of  
**£270,000**



### Property Description

Modern & Well-Presented Home in a Convenient Village Location

Situated along the popular Kirkby Road in Barwell, well-maintained accommodation ideal for first-time buyers, professionals, or investors. Set back from the road, the property enjoys a degree of privacy while remaining within easy reach of village amenities and excellent transport links.

Located within easy reach of Barwell village centre, offering shops, cafés, pubs and everyday amenities. Close to local schools, making it ideal for families and professionals alike.

A short drive to Hinckley town centre for a wider range of retail, dining and leisure facilities. Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and Birmingham. Nearby countryside walks and green spaces provide a great balance of town and village living.

Fantastic opportunity to secure a modern, low-maintenance home in a well-connected village setting. Early viewing is highly recommended.



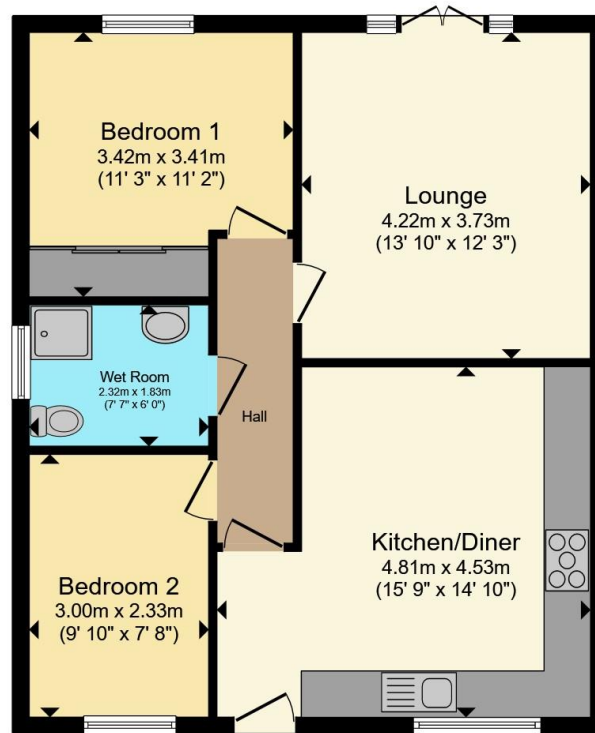












Total floor area 64.1 m<sup>2</sup> (690 sq.ft.) approx

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)

**Connells**

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: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313614](http://connells.co.uk/Property/HIN313614)**



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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