



**Connells**

St. Marys Gardens  
Barwell Leicester



### Property Description

Attractive Modern Home in a Quiet Cul-de-Sac Setting

Beautifully positioned at the entrance of a peaceful cul-de-sac, offers a well-presented and comfortable home ideal for first-time buyers, downsizers, or small families.

With modern interiors, a private garden, and excellent access to local amenities, this property provides both convenience and tranquillity in equal measure.

Tucked away in a quiet residential cul-de-sac, offering a peaceful living environment. A short walk from Barwell village centre, providing shops, cafés, takeaways, pubs, and essential convenience services.

Surrounded by well-regarded primary and secondary schools, making it excellent for families. Quick access to Hinckley, Earl Shilton, and Burbage, offering a wider selection of shopping and leisure facilities. Excellent road links via the A47, A5, and M69, connecting to Leicester, Coventry, and Nuneaton. Close to green spaces, parks, and countryside walks.

Offers comfortable modern living in a quiet yet convenient location. With its well-maintained interior, private garden, and excellent village amenities, it stands out as a fantastic home for a range of buyers. Early viewing is recommended.



**Ground Floor**

**Lounge**

**Kitchen/Dining Room**

**Cloakroom**

**First Floor**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

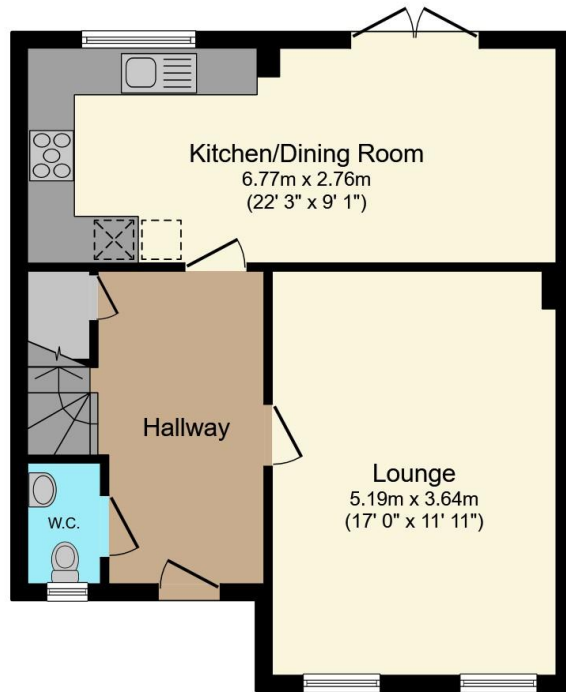
**Bedroom 4**

**Bathroom**

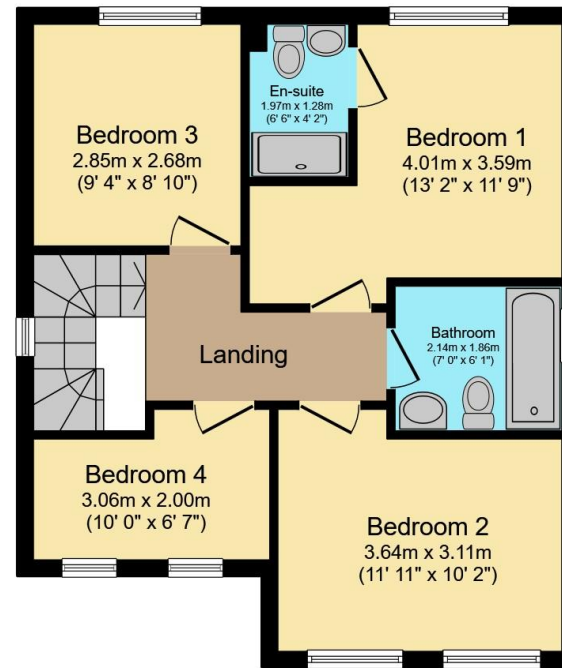








**Ground Floor**



**First Floor**

Total floor area 101.6 m<sup>2</sup> (1,094 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: B Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313570](http://connells.co.uk/Property/HIN313570)**



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.

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