



FAIRACRE ROAD, BARWELL, LEICESTER

£295,000

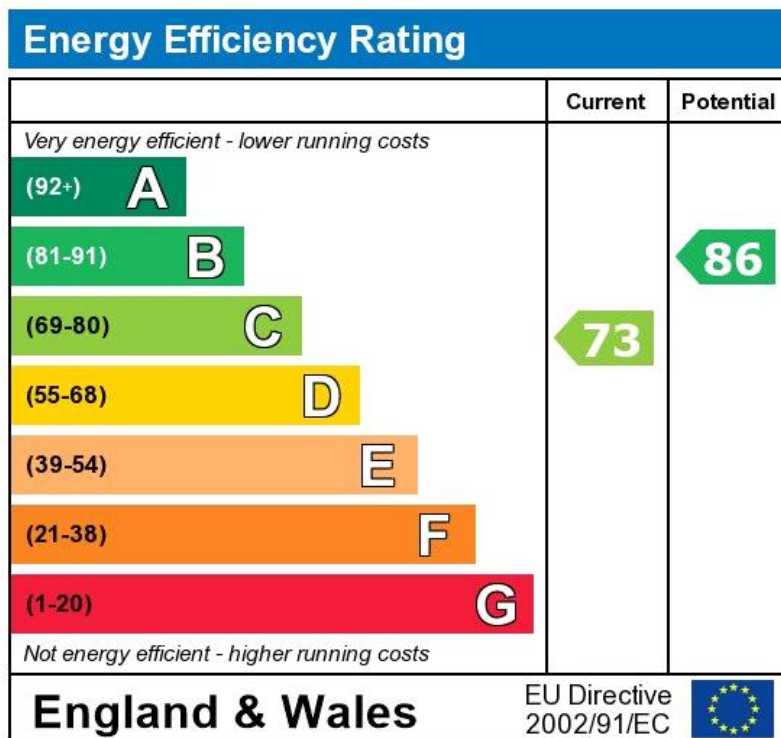


PROPERTY REFERENCE CODE: RS0152

FAIRACRE ROAD, BARWELL, LEICESTER

KCR Real Estate proudly presents this beautifully renovated and extended four-bedroom semi-detached family home in Barwell, LE9, offering stylish modern living, a versatile loft room and generous living space throughout.

- POPULAR BARWELL LOCATION, LE9
- RECENTLY RENOVATED & EXTENDED SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS INCLUDING VERSATILE LOFT ROOM
- IMPRESSIVE OPEN-PLAN KITCHEN & LIVING AREA
- SPACIOUS & MODERN LOUNGE
- GROUND-FLOOR SHOWER ROOM & MODERN FAMILY BATHROOM
- FRONT & REAR GARDENS
- OFFERED WITH NO UPWARD CHAIN
- IDEAL FAMILY HOME
- CONTACT KCR REAL FOR A VIEWING!



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

KCR Real Estate proudly presents this beautifully renovated and thoughtfully extended four-bedroom semi-detached family home, situated within the popular village of Barwell, LE9.

Having been recently renovated and upgraded throughout, this impressive property offers a fantastic blend of contemporary style, generous living accommodation and versatility, making it an excellent choice for families seeking a modern home with plenty of space.

Upon entering the property, you are welcomed by a bright and inviting entrance porch leading into the hallway, providing access to the main living areas. The spacious lounge offers a comfortable and versatile environment, ideal for relaxing with family or entertaining guests.

One of the standout features of the home is the impressive open-plan kitchen and living area. Finished in a modern style, this generous space provides an excellent heart to the home, with ample room for dining, entertaining and everyday family life. The bright and open layout creates a welcoming atmosphere and benefits from plenty of natural light.

The ground floor is further complemented by a modern shower room, adding convenience and practicality to the accommodation.

Moving upstairs, the first floor provides three well-proportioned bedrooms, offering flexibility for family members, guests or those requiring additional space for working from home. The floor is completed by a beautifully presented family bathroom.

The accommodation continues to the second floor, where the property benefits from a versatile loft room. This additional room provides excellent flexibility and could be utilised as a fourth bedroom, home office, study, dressing room or hobby space, depending on the purchaser's requirements.

Externally, the property continues to impress, with front and rear gardens providing outdoor space for relaxing, entertaining or family use. The property also benefits from off-road parking, adding further practicality to what is already a highly versatile home.

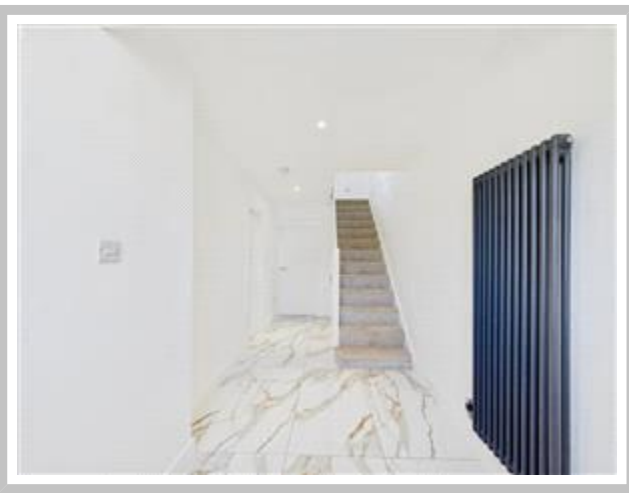
The property has been finished to a high standard throughout, with modern presentation and attention to detail evident across the accommodation. With its recent renovation, extended layout and flexible arrangement, this home offers an excellent opportunity for a buyer looking for a property that is ready to move into.

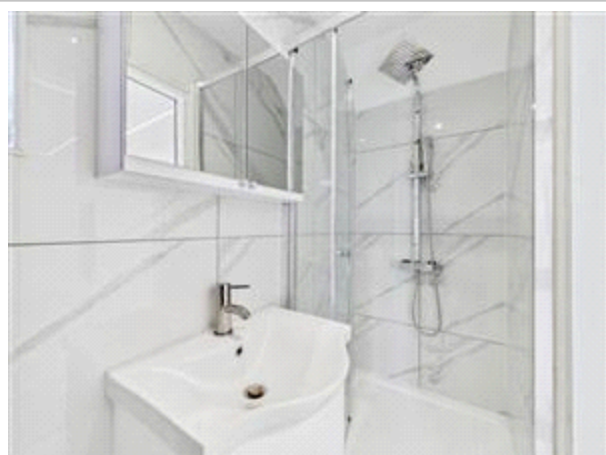
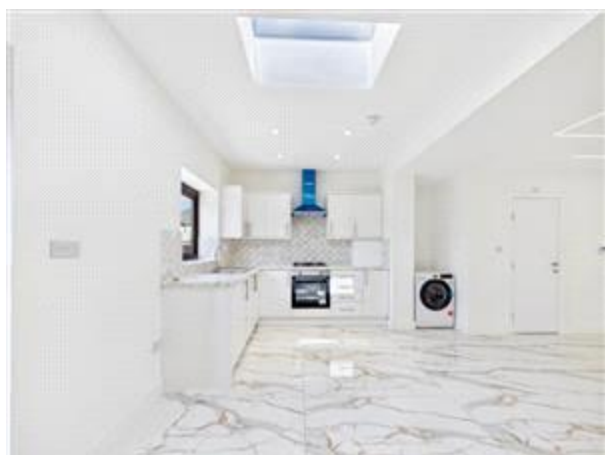
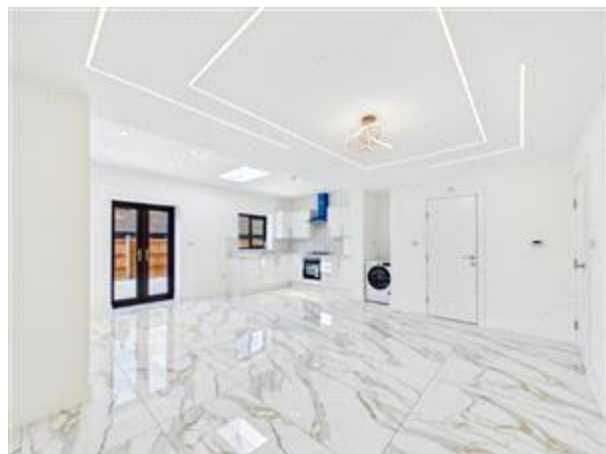
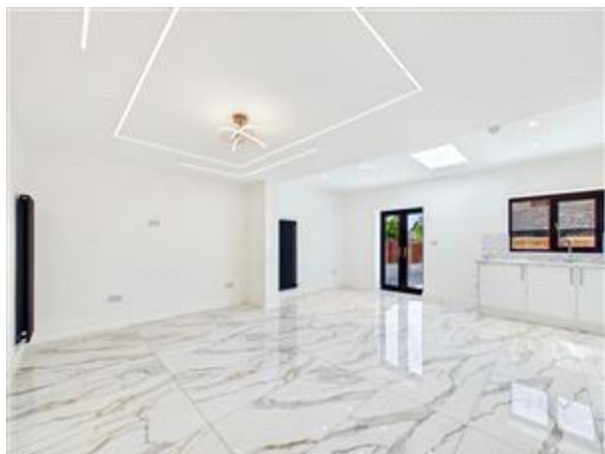
Situated in Barwell, LE9, the property is well placed for access to local amenities, schools, transport links and the surrounding areas of Leicestershire.

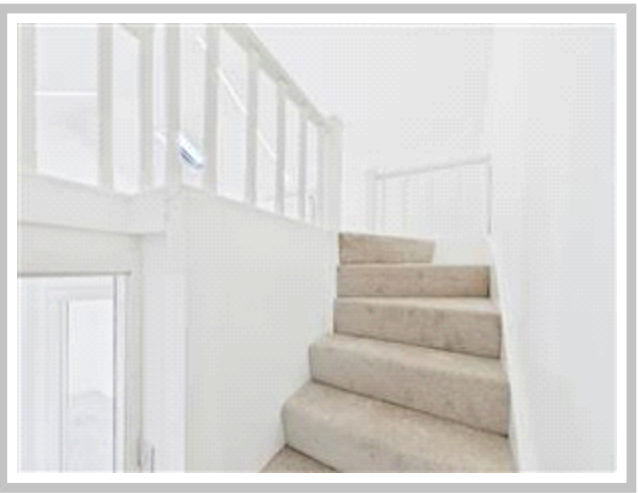
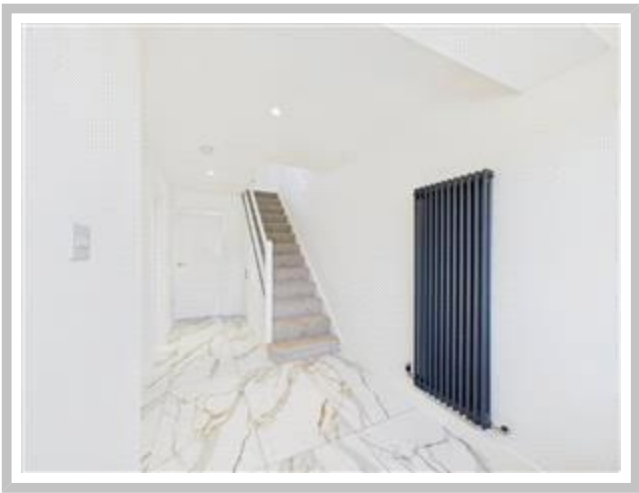
Offered for sale with no upward chain, early viewing is highly recommended to fully appreciate the size, quality and versatility of this impressive family home.

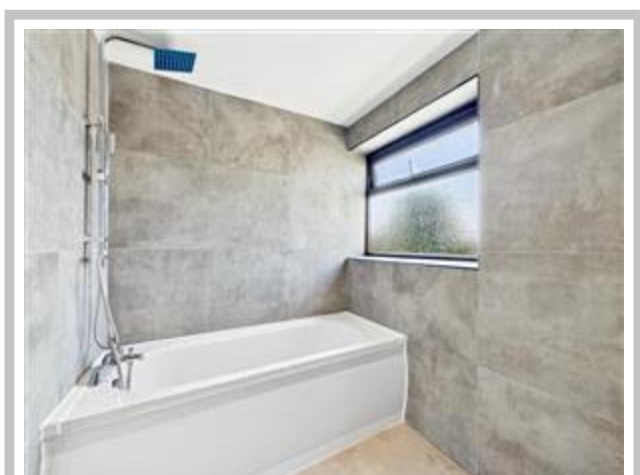
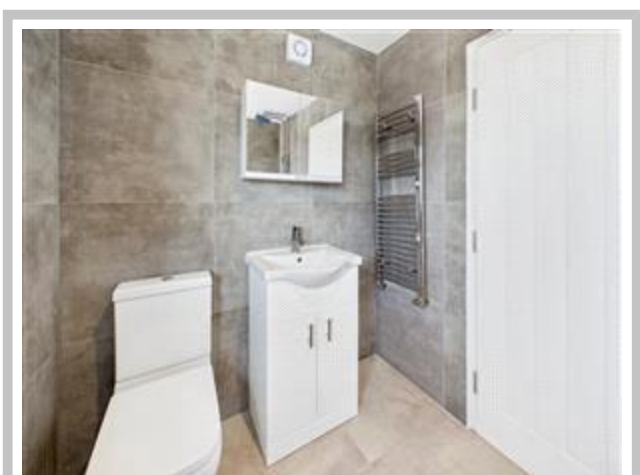
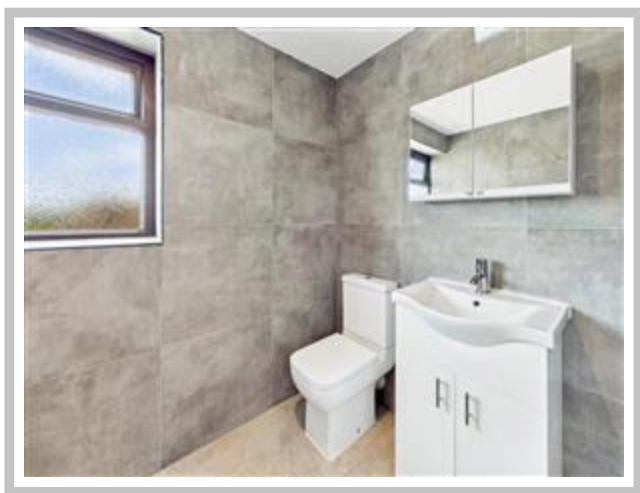
Contact KCR Real Estate today for a Viewing!

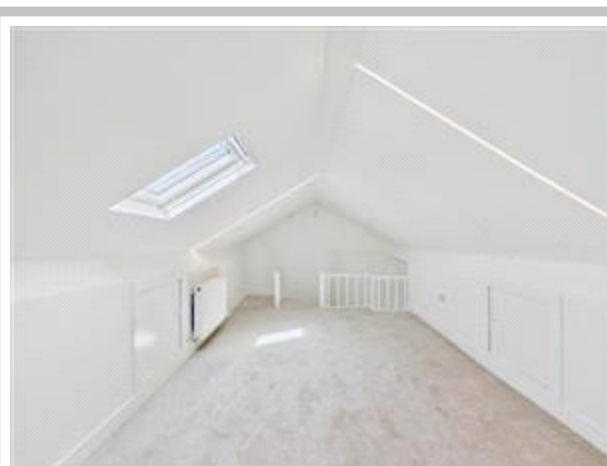
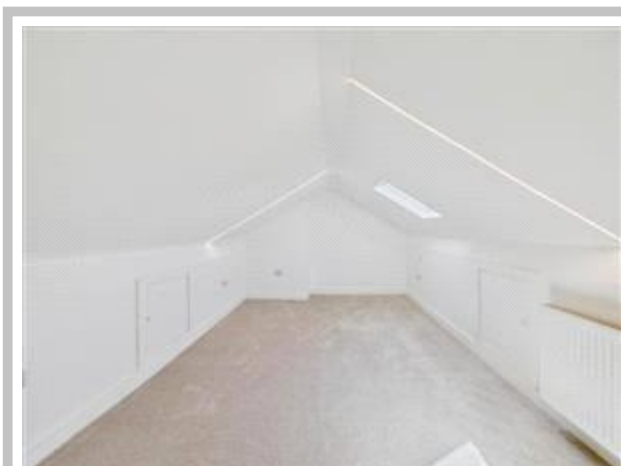
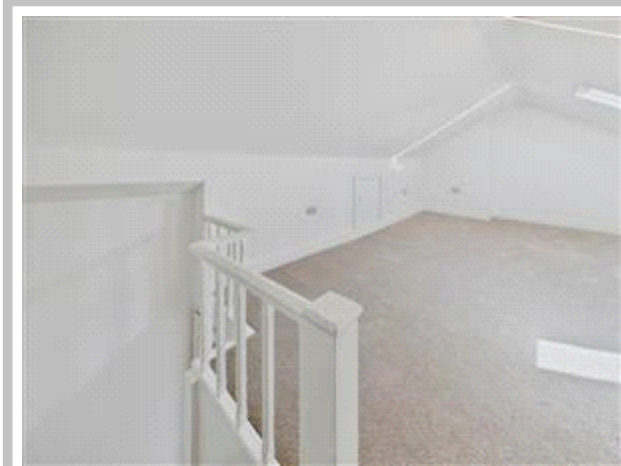
Council Tax Band: B
Tenure: Freehold











TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.