

**FOR SALE**  
**Fairacre Road**  
**Barwell, Leicestershire**  
**LE9 8HH**



**ASKING PRICE: £295,000**

- An Impressive & Modern, Extended Semi-Detached Family Home
- Located In The Village Of Barwell
- Recently Renovated & Upgraded Throughout
- Gas Central Heating & Double Glazing
- Offered With No Upward Chain
- Porch, Entrance Hall, Lounge, Living Kitchen, Shower Room, 3 Bedrooms, Loft Room & Luxury Bathroom
- Front & Rear Gardens
- Off Road Parking
- Finished To a High Standard



## Location

This property is located on the corner of Stapleton Lane, in the village of Barwell. Nearby amenities include Barwell Medical Centre, local schooling such as Barwell Infant School, Newlands Community Primary School, Co-op Food, Barwell Park and much more. Barwell benefits from being within a short drive of Hinckley Town Centre and within easy access of the A47.

## Description

A much improved and impressive, three-bedroom semi-detached home, finished to a high standard throughout. The property has undergone complete renovation and has been extended to create a stylish, modern and versatile family home, offering spacious accommodation together with a useful loft room. The property boasts ample natural light throughout, modern feature lighting and new flooring.

The accommodation briefly comprises; a porch leading to the entrance hall, a spacious lounge, an impressive open plan living kitchen and a useful ground floor shower room. To the first floor, 3 bedrooms, (two double bedrooms and one of which can be used as a home office/study) together with a luxury family bathroom. In addition to this, there is a useful loft room.

Externally, the property benefits from a front garden, side access to a rear enclosed garden with a patio area and lawn, and car standing to the side of the property.

## Accommodation

All measurements are approximate:

### Porch

Door to side, double glazed window to front.

### Entrance Hall

Stairs to first floor, access to lounge and living kitchen, cupboard under stairs, tall vertical radiator, power points, pendant light fitting.

### Lounge - 13' 10" x 11' 10" (4.21m x 3.60m)

Double glazed window to front, tall vertical radiator, power points, feature lighting.

### Living Kitchen - 19' 2" x 18' 4" (5.84m x 5.58m)

Double doors to rear garden, double glazed window to rear, kitchen comprising wall mounted units, base units and drawers, four burner gas hob with extractor fan over, stainless steel sink with mixer tap., tile splashback surrounds, dishwasher, washing machine, tall vertical radiator, power points, feature lighting, spotlights.

### Shower Room - 7' 10" x 3' 1" (2.39m x 0.94m)

Double glazed window to side, shower cubicle, low level WC, wash hand basin with mixer tap, wall mounted mirror unit, tile splashback surrounds, light fitting.

### Bedroom One - 13' 9" x 11' 10" (4.19m x 3.60m)

Double glazed window to front, tall vertical radiator, power points, feature lighting, pendant light fitting.

### Bedroom Two - 11' 10" x 10' 5" (3.60m x 3.17m)

Double glazed window to rear, tall vertical radiator, power points, feature lighting, pendant light fitting.

### Bedroom Three/Study - 7' 9" x 6' 3" (2.36m x 1.90m)

Double glazed window to front, tall vertical radiator, power points, pendant light fitting.

### Bathroom - 6' 6" x 5' 6" (1.98m x 1.68m)

Double glazed window to rear, panelled bath with mixer tap and shower over, low level WC, wash hand basin with mixer tap, wall mounted mirror unit, radiator, pendant light fitting.

### Loft Room - 18' 4" x 9' 10" (5.58m x 2.99m)

Double glazed Velux windows, built in storage cupboards, feature lighting, radiators, power points.

## Outside

A front garden, side access to the rear enclosed garden with a patio area and lawn, and car standing to the side of the property.

## Agents Note

These photos have been enhanced by AI.

## Tenure

Freehold.

## EPC

Band C.

## Council Tax

The property falls within Band B.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Hinckley & Bosworth Borough Council.

## Kal Sangra, Shonki Brothers Ltd

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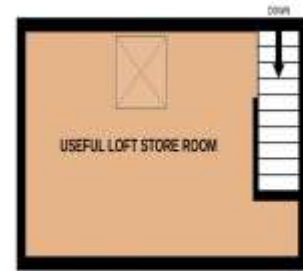
GROUND FLOOR



1ST FLOOR



2ND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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