



**Connells**

Peckleton Green  
Barwell Leicester



## Property Description

,Situated in a pleasant residential location within the popular village of Barwell, beautifully presented two-bedroom semi-detached home, ideal for first-time buyers, downsizers or buy-to-let investors.

The property has been tastefully modernised throughout, offering bright and stylish accommodation.

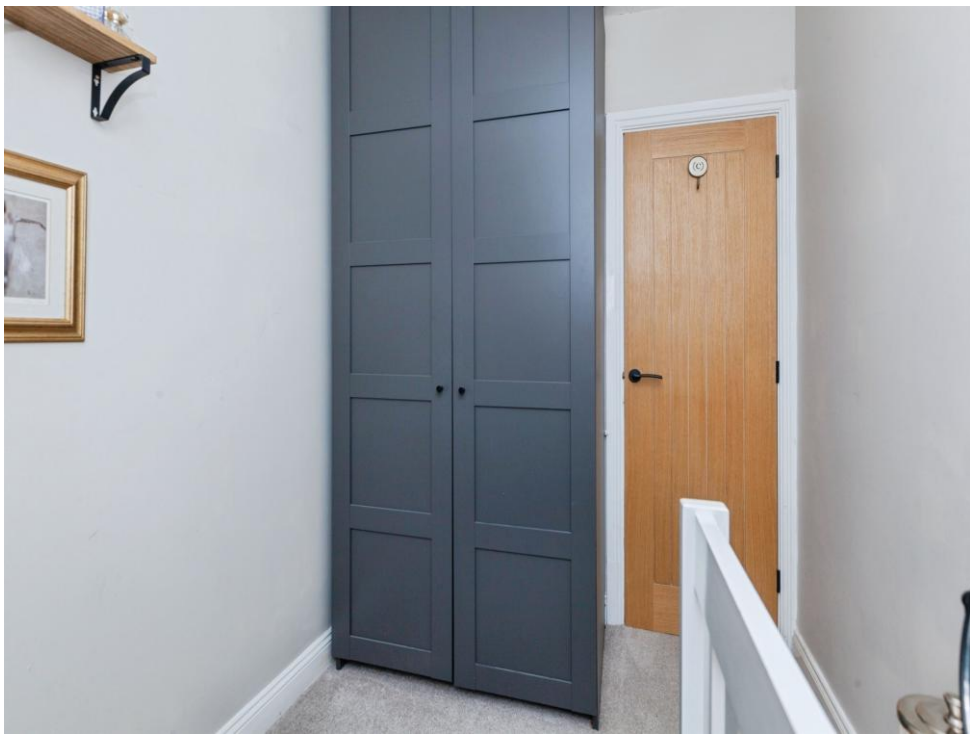
The ground floor features an inviting open-plan lounge/diner, finished with contemporary décor and flooring, creating a comfortable and sociable living space. This flows seamlessly into a modern fitted kitchen, complete with sleek units, integrated cooking appliances and ample worktop space.

To the first floor, there are two well-proportioned bedrooms, including a generous main bedroom and a versatile second room suitable for a guest bedroom, home office or nursery. Completing the accommodation is a modern shower room, fitted with a contemporary suite and finished to a high standard.

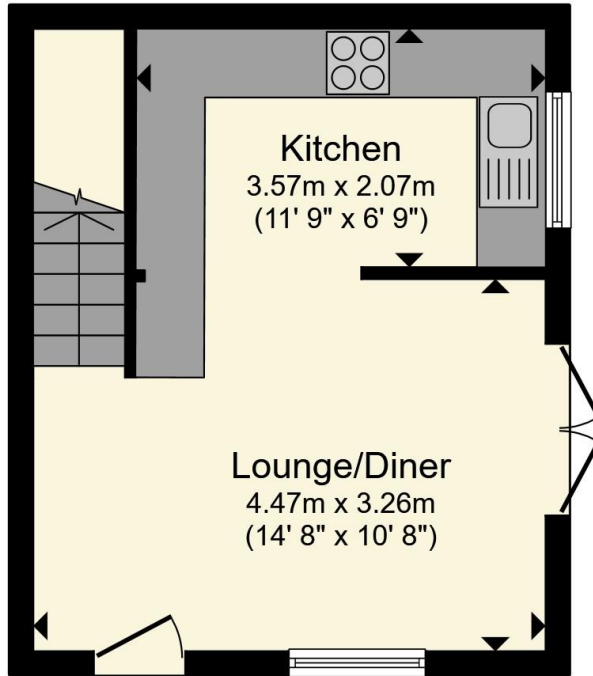
Externally, the property benefits from a private, low-maintenance rear garden, laid mainly to artificial lawn with paved seating areas, making it ideal for outdoor dining and entertaining. There is also off-road parking to the side of the property.

Conveniently located close to local amenities, schools and transport links, this move-in-ready home offers a fantastic opportunity to purchase a stylish property in a sought-after village setting.

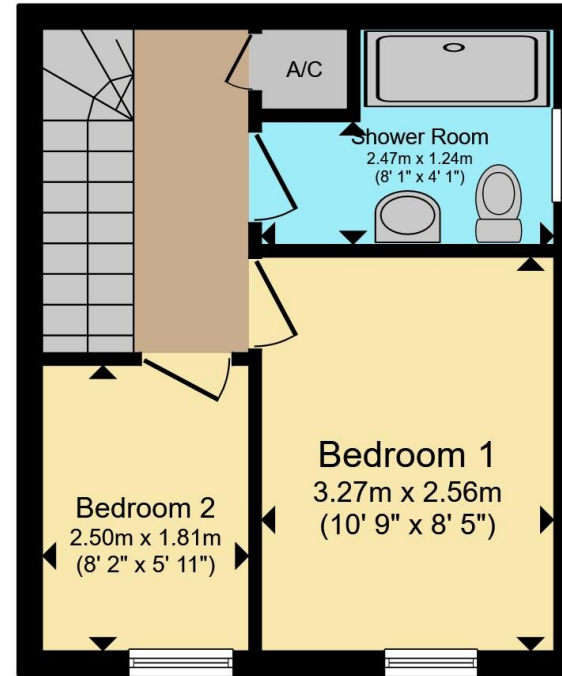








**Ground Floor**



**First Floor**

Total floor area 48.5 m<sup>2</sup> (522 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)



To view this property please contact Connells on

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88 Castle Street  
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EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

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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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