



Connells

Peckleton Green
Barwell Leicester



Property Description

Situated within a popular residential development in Barwell, this well-presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor briefly comprises a welcoming entrance hall, a generous living room, and a separate dining room which flows into a bright conservatory overlooking the garden. There is also a fitted kitchen with access to a utility room and a convenient ground floor WC.

Upstairs offers four well-proportioned bedrooms, including a spacious principal bedroom, along with a modern family bathroom.

Externally, the property enjoys a beautifully landscaped rear garden with patio seating areas and decorative planting, ideal for outdoor entertaining. To the front there is a driveway providing off-road parking and access to an integral garage.

Barwell is a well-regarded village offering a range of everyday amenities including local shops, supermarkets, schools, and healthcare facilities. The property is ideally positioned for access to nearby Hinckley and Leicester, with excellent road links via the A47, A5, and M69, making it suitable for commuters.

The area also benefits from nearby countryside walks and green spaces, providing a good balance of convenience and lifestyle.

Ground Floor

The property welcomes you into a central entrance hall, leading to a generous living room with ample natural light, providing a comfortable space for relaxing and entertaining. To the rear, there is a well-proportioned dining room with access into a bright conservatory, creating an excellent flow for both everyday living and hosting guests while enjoying views over the rear garden.

The fitted kitchen offers a practical layout with a range of wall and base units, complemented by a separate utility room for added convenience and a ground floor cloakroom/WC.

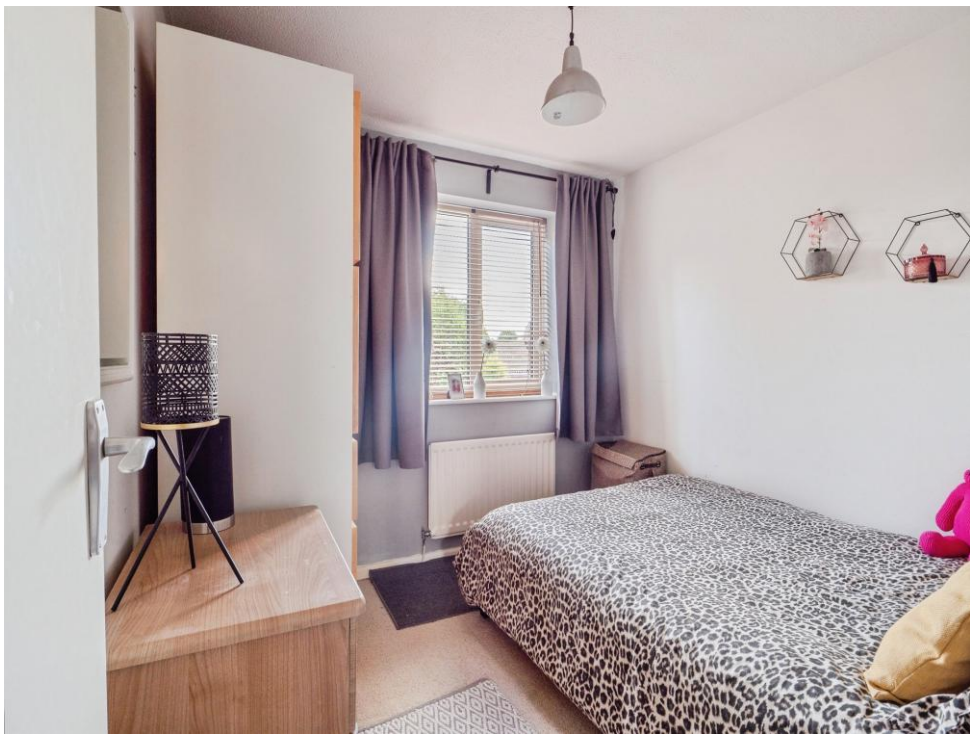
First Floor

Upstairs, the property comprises four bedrooms, including a spacious principal bedroom and three further well-sized rooms, ideal for family members, guests, or home working. These are served by a modern family bathroom.

Outside

Externally, the property benefits from a beautifully maintained rear garden featuring patio seating areas, gravelled sections, and mature planting – perfect for outdoor entertaining. To the front, there is off-road parking leading to an integral garage, providing additional storage or parking space.

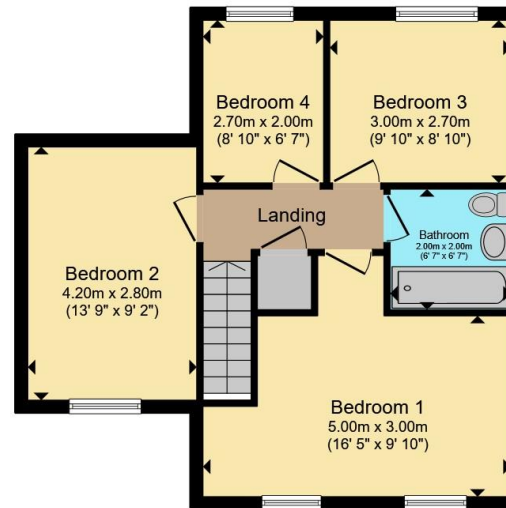








Ground Floor



First Floor

Total floor area 126.7 m² (1,364 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

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313983



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN313983 - 0002