

347 Kirkby Road,
Barwell,
Leicestershire,
LE9 8FT.

£400,000

GENERAL

Built in 2021 by the highly regarded Tony Morris Ltd, this beautifully presented bungalow forms part of an exclusive gated development of just eight properties, offering a peaceful setting with stunning open views to the side and rear. Offered to the market with no onward chain, this is a fantastic opportunity for buyers seeking modern, low-maintenance living in a desirable location.

The accommodation is thoughtfully designed and finished to a high standard throughout including under floor heating throughout the entire property. An inviting entrance hall provides access to a convenient W.C and useful storage cupboard. The heart of the home is the impressive kitchen/dining room and sitting room featuring contemporary fittings and bi-fold doors that open seamlessly onto the garden—perfect for entertaining and enjoying the surrounding countryside. A separate utility room adds practicality, while the spacious sitting room offers a relaxing space with picturesque views across the fields.

The bungalow boasts three well-proportioned bedrooms, including a superb principal bedroom with a stylish en-suite shower room. A luxurious family bathroom serves the remaining bedrooms, all finished with quality fixtures and fittings.

Externally, the property continues to impress with a block-paved driveway providing off-road parking, a single detached garage, and well-maintained gardens that back onto open fields—creating a wonderful sense of space and privacy.







LOCATION
Located on the outskirts of the village, Barwell is a thriving village with an excellent range of amenities and shops to include two churches, public houses, shops, restaurants, schools, doctors surgeries etc. There is easy access to the major road networks via the A47, A5 and M69 and the town of Hinckley where there are fast train services to Birmingham and Leicester.

THE BUNGALOW
The bungalow is set on one level, the accommodation is as follows - front UPVC doors open into the entrance hall.

ENTRANCE HALL
With useful storage cupboard housing the central heating boiler. Loft hatch and doors off to the living accommodation.

W.C
With low flush lavatory and wash hand basin set in a vanity unit. There is a window to the front and electric fuse board.

KITCHEN / DINER
17'10 max 11'03 min x 15'10 max
A wonderful kitchen / dining / living space which is very much the heart of the house. The kitchen area is fitted with a range of wood effect wall and base units with polished quartz working surfaces over with breakfast bar area. Integrated appliances include an electric Rangemaster cooker with extractor over, fridge/freezer and slimline dishwasher. There is a dining / sitting area with bi-folds to the outside.

UTILITY ROOM
Fitted with wood effect wall, base and pantry units with quartz working surfaces over. There is an inset once bowl sink and drainer. Back door leading to the driveway.

SITTING ROOM
13'07 x 13'03
With bi-fold doors leading directly to the garden the sitting room is a lovely space to enjoy the views of the fields beyond. There is also a window to the side.

BEDROOM ONE
10'06 x 10'03
With window overlooking the garden, carpeted flooring and fitted wardrobes and draw unit. There is a door into the en-suite shower room.

EN-SUITE
With suite comprising large corner shower cubicle with sliding glass doors, low flush lavatory and wash hand basin set in a vanity unit. There is also a wall mounted medicine cabinet for extra storage.

BEDROOM TWO
10'06 x 10'01
With window to the rear, carpeted flooring and fitted wardrobes.

BEDROOM THREE
10'00 x 8'06
With window to the front and carpeted flooring.

BATHROOM
With white suite comprising panelled bath with shower over and glass screen, low flush lavatory and wash hand basin set in a vanity unit. There is tiling to the floor and walls. Wall mounted medicine cabinets for additional storage. Window to the side.

OUTSIDE
To the front of the bungalow there is a block paved driveway leading to the detached single garage. There is secure gated access to both sides of the bunaglow.

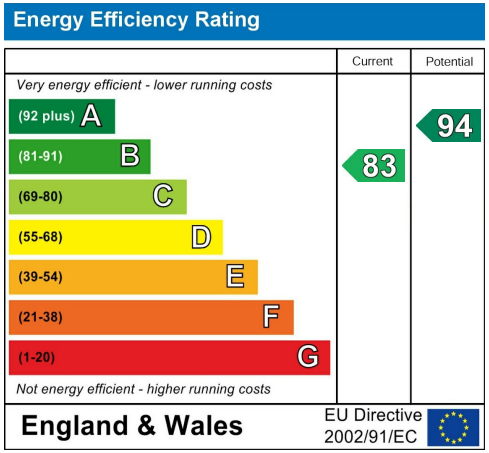
SINGLE GARAGE
19'08 x 9'06
With electric up and over door to the front and side access door. The garage has power and lighting with additional storage in the eaves.

GARDEN
The main garden is positioned to the rear of the property and has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. A generous patio area sits behind the bi-fold doors from the sitting room, providing the perfect setting for outdoor dining and entertaining.

The remainder of the garden is mainly laid to lawn, complemented by well-stocked planted borders that add colour and interest throughout the seasons. The garden continues along the side of the bungalow, where a slabbed pathway with gravel borders offers additional usable space—ideal for storage, seating, or simply enjoying the peaceful surroundings.

COUNCIL TAX
Hinckley & Bosworth - Band D















Ground Floor



Whilst 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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