



Barclay Street, Shackleton Village, CV37 5AE

Guide price £280,000

**KING**  
HOMES

\*\* Stylish Modern 2 Bedroom Property \*\* Open Plan Kitchen Diner maximises the space and is fully integrated with Bosch appliances \*\* Amtico flooring and high quality finishing touches \*\* French doors from sitting room leading to patio & garden \*\* EN-SUITE and fitted wardrobes to Principal Bedroom \*\* Landscaped rear garden \*\* Driveway parking for 2 cars \*\* With its combination of practicality, luxury, and charm, this home is truly a gem for those seeking a comfortable and stylish living space.



\*\* Open Plan Kitchen Dinning Room Fully integrated with Bosch appliances \*\* French doors from sitting room leading to patio & garden \*\* En suite and fitted wardrobes to Principal Bedroom \*\* Landscaped rear garden \*\* Driveway parking for 2 cars \*\*

The ground floor offers an ideal layout, starting with a welcoming hallway that sets the tone for the home. To one side, a separate WC provides convenience and privacy. The hallway flows seamlessly into a stylish kitchen-dining room, fully equipped with integrated Bosch appliances, modern wall and base units in neutral tones, and generous worktop space. Beyond this, a spacious sitting room awaits, featuring a handy storage cupboard. Elegant patio doors invite natural light and lead directly to the garden, creating a harmonious indoor-outdoor connection.

The first floor features two well-appointed bedrooms, a family bathroom, and a modern en-suite. Bedroom one benefits from a luxurious en-suite and fitted wardrobes, offering both style and practicality. The second bedroom, also generously sized, enjoys a front-aspect window and convenient access to the family bathroom. The family bathroom is beautifully designed, complete with a bath featuring a sleek glass-enclosed overhead shower, a WC, and a hand wash basin, all enhanced by high-end finishes for a touch of elegance.

Outside, the landscaped rear garden is fully enclosed with fencing and features gated access to the front of the property. The garden is thoughtfully designed with a well-maintained lawn, a spacious paved patio area ideal for relaxing or hosting barbecues, and the addition of a practical garden shed for storage.

#### Hall

**Living Room** 11'1" x 15'1" (3.39m x 4.61m)

**Kitchen/Dining Room** 12'11" x 7'3" (3.95m x 2.23m)

#### Downstairs W.C

#### Landing

**Bedroom 1** 12'5" x 9'10" (3.80m x 3.00m)

**En-suite** 7'1" x 4'11" (2.17m x 1.50m)

#### Bedroom 2

11'6" x 7'6" (3.53m x 2.30m)

#### Bathroom

6'7" x 7'2" (2.01m x 2.20m)





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## Ground Floor

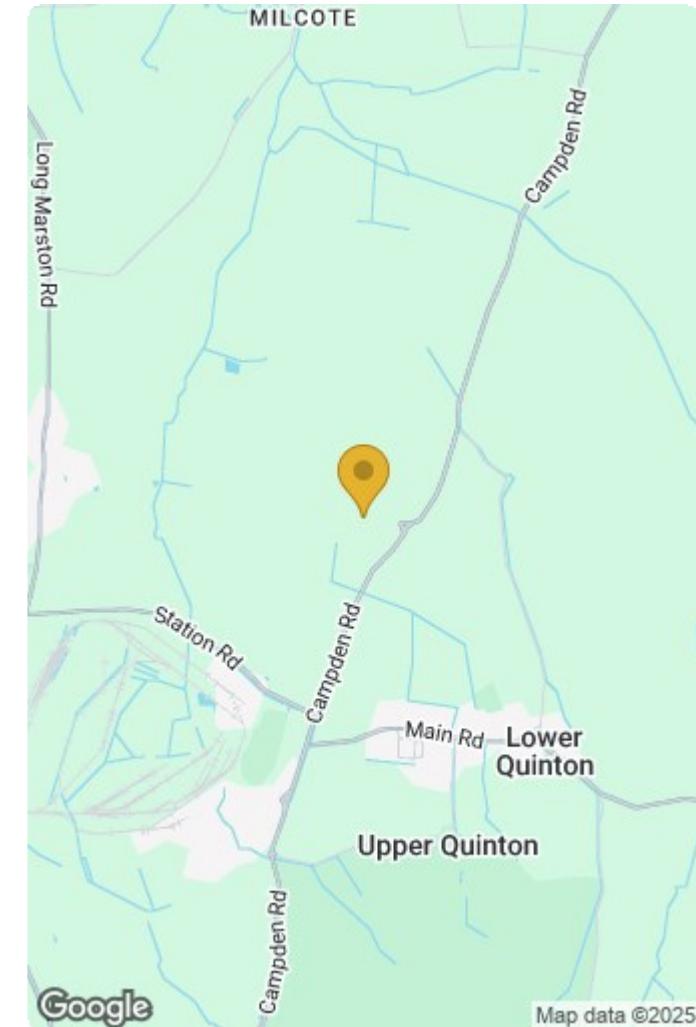
Approx. 34.2 sq. metres (368.5 sq. feet)



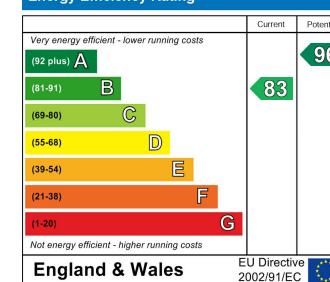
Total area: approx. 68.4 sq. metres (736.7 sq. feet)

## First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

