



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)





Ground Floor

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



Living Room

3.39m (11'1")
x 4.61m (15'1") max

Kitchen/Dining Room

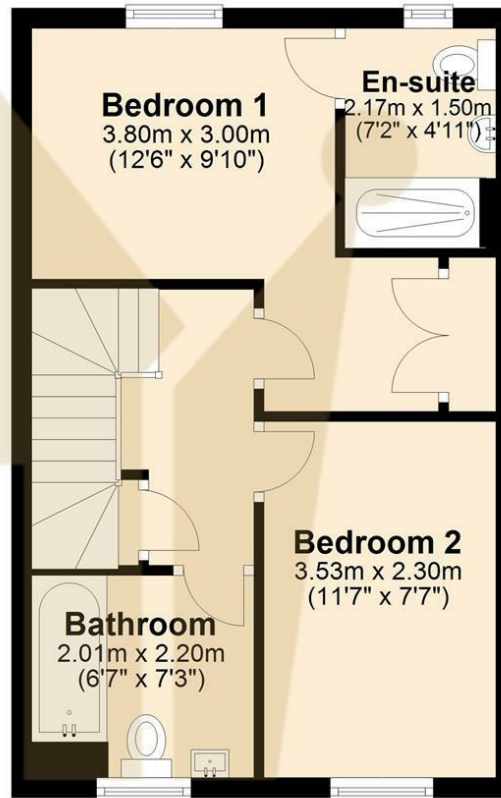
3.95m x 2.23m
(12'11" x 7'4")

WC

Hall

First Floor

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



Bedroom 1

3.80m x 3.00m
(12'6" x 9'10")

En-suite

2.17m x 1.50m
(7'2" x 4'11")

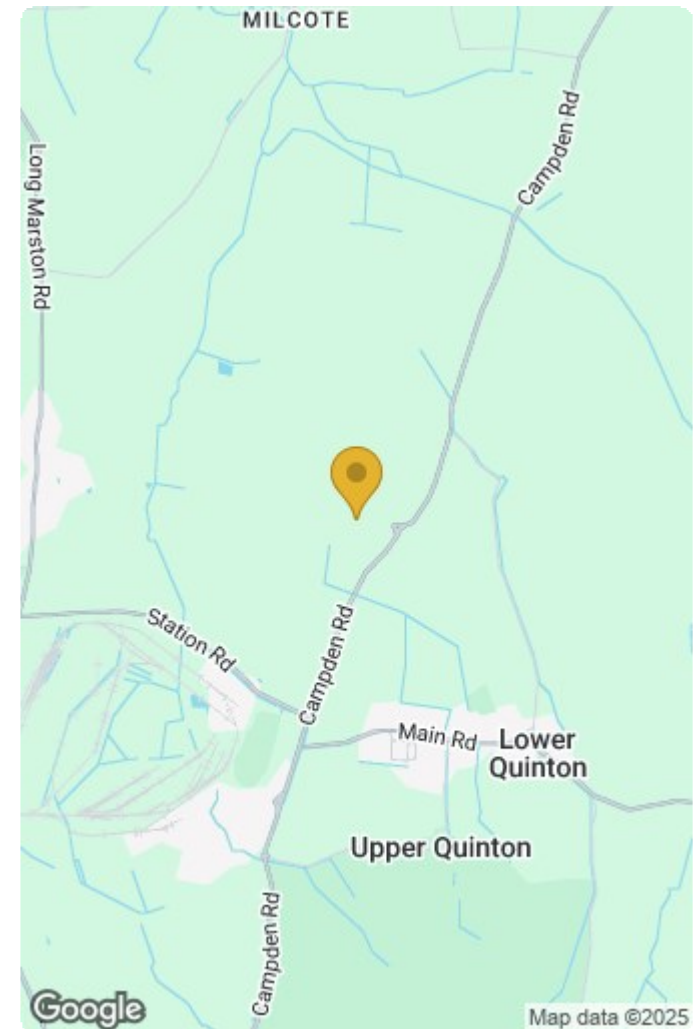
Bedroom 2

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

Bathroom

2.01m x 2.20m
(6'7" x 7'3")

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	96 83
	EU Directive 2002/91/EC
	England & Wales

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	EU Directive 2002/91/EC
	England & Wales