



Wensleydale Close, Barwell, LE9



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£310,000



Key Features

- Three/Four Bedroom Detached Home
- Four Bedroom Converted To Create a Larger Three Bedroom
- Tucked Away Cul-De-Sac Position
- Utility Room & Office
- Driveway For Multiple Cars & Driveway
- Larger Than Normal Plot With Private Gardens to Rear
- EPC rating D
- Freehold





Occupying a cul de sac position, fall in love with this contemporary styled and much improved three/ four bedroom detached home perfect for growing families in search of more space. Benefiting from gas central heating and double glazing, the accommodation includes an entrance porch, breakfast kitchen, full width lounge diner, conservatory, utility and office, with the first floor offering three double bedrooms and family bathroom fitted with a three piece suite, with the potential for the main larger than normal bedroom to be converted back into two double bedrooms. The plot offers a driveway to the front providing off road parking giving access to the single garage. A particular selling feature of the accommodation is the lawned rear garden not overlooked from beyond. Featuring countryside views to the rear, an early viewing is highly recommended to avoid disappointment.

Ground Floor

The accommodation is entered via a useful side lobby with a door to the garden and an internal door leading to the breakfast kitchen fitted with a contemporary range of wall mounted and base units with complementary surfaces over, built in double oven, four ring gas hob, hood, 1.5 sink and drainer with mixer tap and space for appliances. There is also spotlighting and a column radiator. A door leads through to the utility room providing further storage with a sliding door to an office area, perfect for those who work from home. The full length lounge diner is positioned around a feature fireplace and offers ample space for both formal dining and comfortable sitting. Sliding doors lead to the sun room extension offering further downstairs living space with sliding doors to the rear garden.

First Floor 0m x 0m (0'0" x 0'0")

Stairs rise from an inner lobby to a landing which gives

access to three double bedrooms and the family bathroom fitted with a four piece suite comprising a bath, shower enclosure, wash hand basin and WC, with complementary tiled surrounds. The main bedroom which currently extends the full width of the house was originally two separate double bedrooms and could be re-converted back with some re-configuration if required.

Outside

Occupying a cul de sac position, the plot offers a paved driveway providing off road parking for multiple cars and giving access to the single garage measuring 6.37m x 2.72m. Gated access to the side leads to a particularly private larger than normal rear garden not overlooked from beyond, with various patio areas providing ideal outdoor entertaining areas, two sheds and an outside tap to the front.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements 0m x 0m (0'0" x 0'0")

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc)





and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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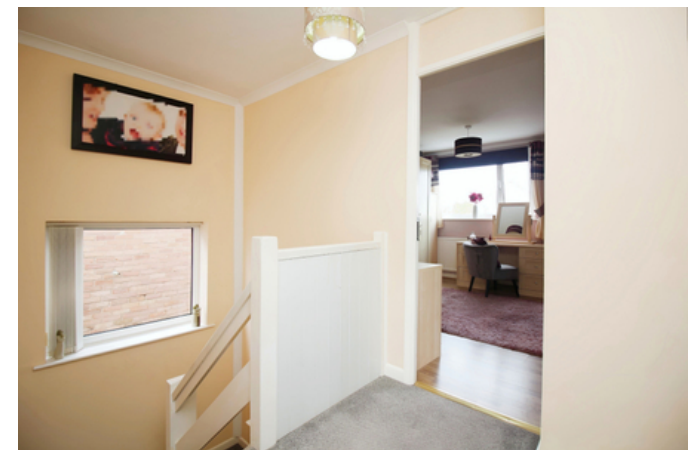
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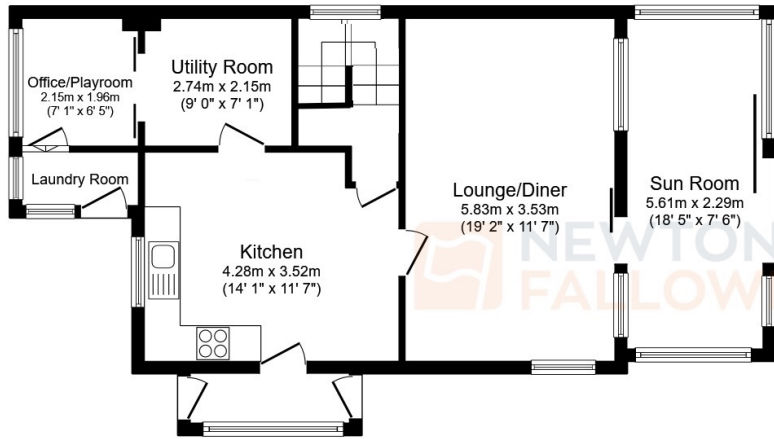


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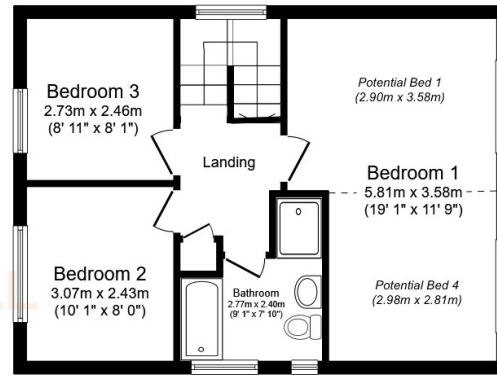






Ground Floor

Floor area 68.8 m² (740 sq.ft.)



First Floor

Floor area 45.6 m² (491 sq.ft.)

TOTAL: 114.4 m² (1,231 sq.ft.)

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