



PE PICKER
ELLIOTT
ESTATE AGENTS

Little Mill Close, Barlestone CV13 0HW

£425,000

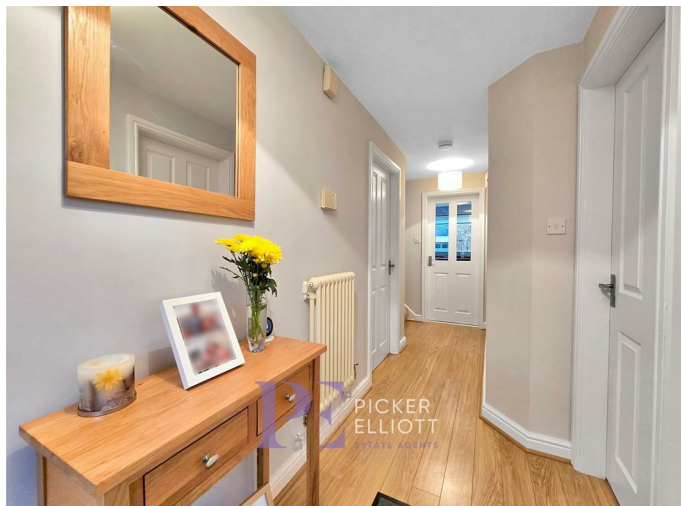
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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Picker Elliott are delighted to present this spacious family home, located in the picturesque village of Barlestone. Briefly comprising an entrance hall, lounge, 'L-shaped' kitchen diner, utility, WC, study, and four bedrooms with ensuite to the master.

To the front of the property there is a large gravelled driveway with gated access, and to the rear is a private and enclosed rear garden. Located within meters of Barlestone C of E Primary School, as well as numerous other local amenities.

EPC Rating C. Council Tax Band E.



Entering Through Double Glazed Front Door into

Entrance Hallway

With wood effect flooring, vertical column style radiator, open plan access to stairs and access leading to

Playroom

7'10" x 9'10" (2.410 x 3.008)

With central heating radiator, UPVC double glazed window to the side aspect and door leading back to

Lounge

10'11" (max)x 17'0" (into bay) (3.35m (max)x 5.195m (into bay))

With UPVC double glazed bay window to the front aspect, two column style central heating radiators, feature fireplace with electric fire and wooden surround, polished slate hearth and door through into the

L Shaped Living Kitchen

17'7" (max) x 19'6" (5.36m (max) x 5.94m)

With tiled flooring, range of Shaker style white units seated beneath real wood butcher block work surfaces, inset stainless steel sink with one and a half bowls, drainer and mixer tap, integrated dishwasher, space for free standing American style fridge/freezer, space for Rangemaster oven with glass splash back and matching extractor hood, numerous UPVC double glazed windows looking out onto the rear garden, UPVC double glazed doors opening out onto the rear patio, under floor heating, double doors leading back into the lounge, further glazed door leading back into the hallway and access through to

Utility

4'10" x 6'8" (1.480 x 2.033)

Tiled flooring continuing through from kitchen, central heating radiator, matching units with solid work tops, space and plumbing for washing machine, space for a further under counter appliance, double glazed door opening out onto the rear patio and access to

Downstairs Cloakroom

Tiled flooring continuing through from the utility, column style central heating radiator, wall mounted wash basin with tiled splash back, low level flush toilet and UPVC double glazed window with frosted glass.

First Floor Landing

With column style central heating radiator, stairs leading to second floor, UPVC double glazed window with frosted glass and door leading to

Bathroom

Tiled flooring, free standing oval shape bath with central fixings, waterfall effect main shower, free standing pedestal wash basin, low level flush toilet, central heating radiator and UPVC double glazed window with frosted glass.

Bedroom One

11'6" x (to wardrobes) x 9'11" (max) (3.516 x (to wardrobes) x 3.045 (max))

With column style central heating radiator, UPVC double glazed window to the rear aspect, suite of built in wardrobes and access to

En Suite

Vanity unit with low level flush toilet and wash basin, UPVC double glazed window with frosted glass, chrome heated towel rail, fully tiled walls, shower cubicle with mains shower, inset spotlights and extractor to ceiling.

Bedroom Two

12'4" x 9'2" (3.766 x 2.818)

With column style central heating radiator and two UPVC double glazed windows looking out onto the front aspect.

Bedroom Three

9'2" x 10'4" (2.808 x 3.173)

With column style central heating radiator and UPVC double glazed window to the front aspect.

Second Floor Bedroom

14'3" (max) x 16'3" (4.351 (max) x 4.955)

With two UPVC double glazed windows looking out onto the rear of the property, two column style central heating radiators, access to eaves storage where the gas boiler and hot water cylinder are placed and access to

W.C.

With pedestal wash basin, tiled splash back, low level flush toilet and UPVC double glazed window with frosted glass.

Outside

To The Front of the Property

With large gated gravelled driveway, parking for multiple vehicles, electric charger point and gated access to

Rear Garden

Enclosed rear garden mainly laid to lawn, timber fencing to all boundaries and patio area immediately to the rear of the property.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It

should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

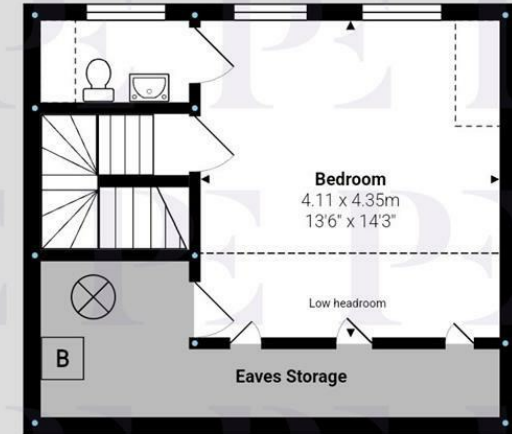
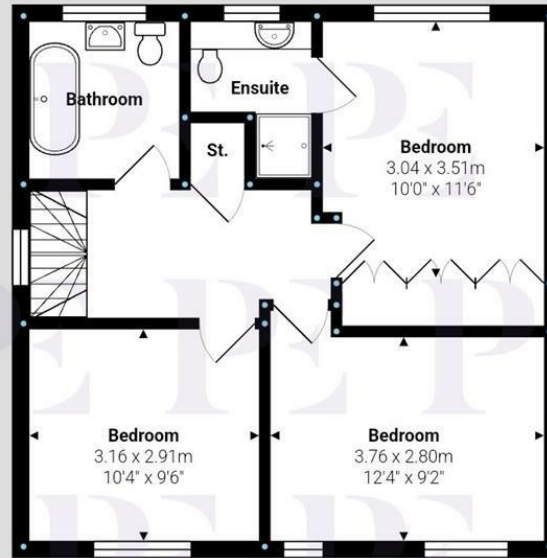
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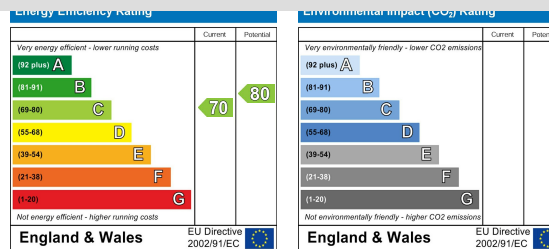


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Total Area: 137.3 m² ... 1478 ft² (excluding garage, eaves storage)

All measurements are approximate and for display purposes only



Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

