



Queensway, Barwell LE9 8AQ

£229,950

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

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HINCKLEY, LE10 1DD  
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Picker Elliott are delighted to present this \*\*\* CHAIN FREE \*\*\* refurbished three bedroom semi-detached home on Queensway in Barwell. The property benefits from a newly fitted kitchen, bathroom and has been re-carpeted and decorated throughout.

Briefly comprising a large porch, inner-hallway, lounge, dining kitchen, conservatory, WC, three double bedrooms and a family bathroom. The property is a former police house and is larger than the average home in the area. To the rear is a private enclosed garden and to the front is a large driveway that could accommodate at least three vehicles.

Council Tax Band C. EPC Rating E.



## Enter Via UPVC Double Glazed Front Door into

### Large Porch

8'6" x 4'8" (2.614 x 1.435)

With wood effect flooring, UPVC double glazed window and glazed door leading through to

### Inner Hallway

With central heating radiator, stairs leading to first floor and door through to

### Lounge

14'5" (max) x 17'1" (max) (4.399 (max) x 5.213 (max))

With UPVC double glazed window to the front, two central heading radiators, decorative fireplace, two further UPVC double glazed windows to the rear, with UPVC double glazed door opening to the

### Conservatory

7'9" x 11'6" (2.382 x 3.529)

With tiled flooring, numerous UPVC double glazed windows and sliding door opening out onto the rear garden.

### Newly Re Fitted Kitchen

10'5" x 11'11" (3.196 x 3.650)

With grey laminate flooring, new grey slab gloss base and wall units seated beneath roll edge contrasting marble effect work surfaces, composite sink with drainer and mixer tap, built in electric oven, 4 ring electric hob, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, UPVC double glazed window to the rear aspect, central heating radiator and UPVC double glazed door with frosted glass to the side aspect. Please note all appliances are new.

### Split Landing

Leading to first floor, on the split there is a UPVC double glazed window and access to

### WC

With low level button flush toilet, wash basin, central heating radiator, double glazed UPVC window with frosted glass, it also houses meters and Gloworm combination boiler.

### Main Landing

With UPVC double glazed window to the front aspect, loft access and door to

### Main Bedroom

9'0" x 14'5" (max) (2.766 x 4.398 (max))

With UPVC double glazed window and central heating radiator.

### Bedroom Two

10'5" x 12'0" (3.2 x 3.682)

With central heating radiator and UPVC double glazed window.

### Bedroom Three

10'7" x 7'7" (3.245 x 2.320)

With UPVC double glazed window and central heating radiator.

### Newly Re Fitted Bathroom

With low level button flush toilet, wash basin with vanity unit, bath with main shower, PVC cladding to all splash back areas, UPVC double glazed window with frosted glass, stainless steel central heated towel rail and airing cupboard which houses hot water cylinder.

### Outside

#### To The Front of the Property

There is a block paved driveway which can accommodate at least 2 vehicles, there is also a gravelled area which could accommodate further vehicles and access to

#### Rear Garden

Private enclosed rear garden mainly laid to lawn, timber fencing to majority of boundaries and free standing timber shed.

### 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).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.

**MONEY LAUNDERING REGULATIONS** -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, 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. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



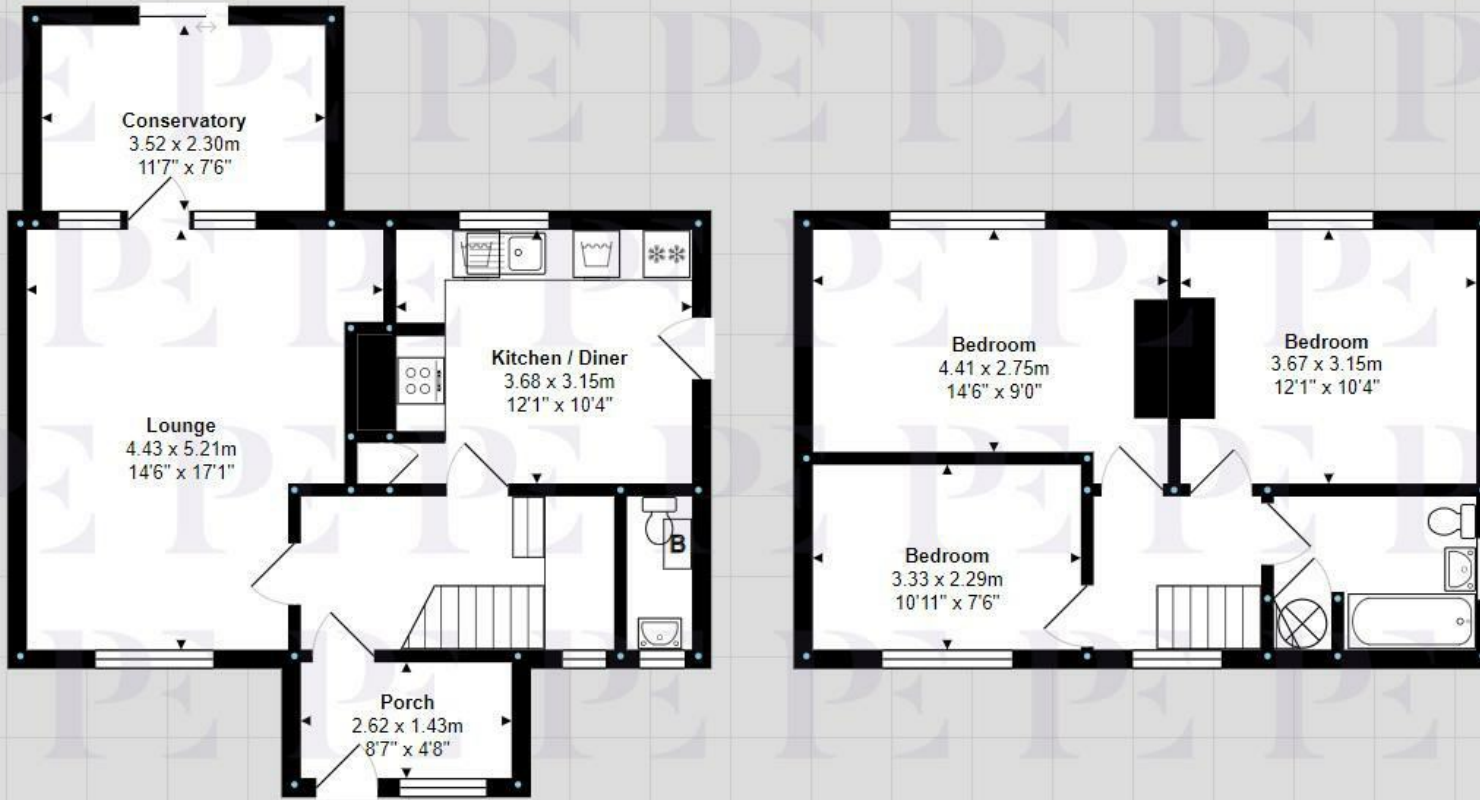






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This photograph has been digitally staged.



Total Area: 99.1 m<sup>2</sup> ... 1066 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Energy Efficiency Rating**

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

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

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

Registered company name: **Picker Elliott LTD**  
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