



**PE**  
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Charnwood Road, Barwell LE9 8FL

£265,000

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HINCKLEY, LE10 1DD  
01455 612613



A fantastic opportunity to purchase this very spacious, three bedroom detached home, with ensuite to the main bedroom, situated in a convenient area of Barwell close to local shops, schools and major road networks. In brief the accommodation comprises, reception hall, spacious lounge dining room and a large breakfast kitchen. To the first floor, the landing leads to three good sized bedrooms, main with an ensuite, and a family bathroom. Outside, there is ample parking to the front which leads to the integral garage. To the rear, there is a large, mainly lawned garden. NO CHAIN. EPC: D. Council tax band : C.



## Enter Via Opaque Double Glazed Door into

### Reception Hall

With opaque double glazed window, dado rail, radiator, stairs to first floor landing with spindle balustrade, door to useful under stairs storage cupboard and further door opening to

### Spacious Lounge/Dining Room

21'5 x 12'4 (6.53m x 3.76m)

With double glazed window, double glazed sliding patio doors to rear, feature fire surround with tiled hearth and backing and free standing gas fire (disconnected), radiator, picture rail and coving.

### Breakfast Kitchen

12'2 x 11'3 (3.71m x 3.43m)

With excellent range of base and wall units, roll edge work surfaces over, tiling to splash backs, one and a half drainer sink with mixer tap, space and point for gas cooker with extractor hood over, space for washing machine, breakfast bar, radiator, double glazed window and wall mounted combination boiler.

### First Floor Landing

With spindle balustrade, double glazed window, large useful storage cupboard with double doors, radiator and further doors to

### Bedroom One

12'6 x 10'7 (3.81m x 3.23m)

With double glazed window, radiator and door to

### En Suite

5'9 x 5'7 (1.75m x 1.70m)

With low level flush WC, pedestal wash hand basin, corner shower cubicle with electric shower, tiling to surrounding splash back areas and radiator.

### Bedroom Two

12'5 x 10'6 (3.78m x 3.20m)

With double glazed window and radiator.

### Bedroom Three

11'8 x 7'9 (3.56m x 2.36m)

With double glazed window and radiator.

### Bathroom

9'4 x 5'6 (2.84m x 1.68m)

With low level flush WC, pedestal wash hand basin, tiling to splash back, panel bath with shower over, glass shower screen, opaque double glazed window and radiator.

### Outside

#### To The Front of the Property

There is a block paved driveway providing ample off road parking, leading to integral garage with up and over garage door, remainder of the front is laid to lawn, surrounded by timber fencing and gated side access leads to

#### Rear Garden

With large slab patio area, remainder is laid to lawn, and timber fence to boundaries.

#### Important Notice

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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.
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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

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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.

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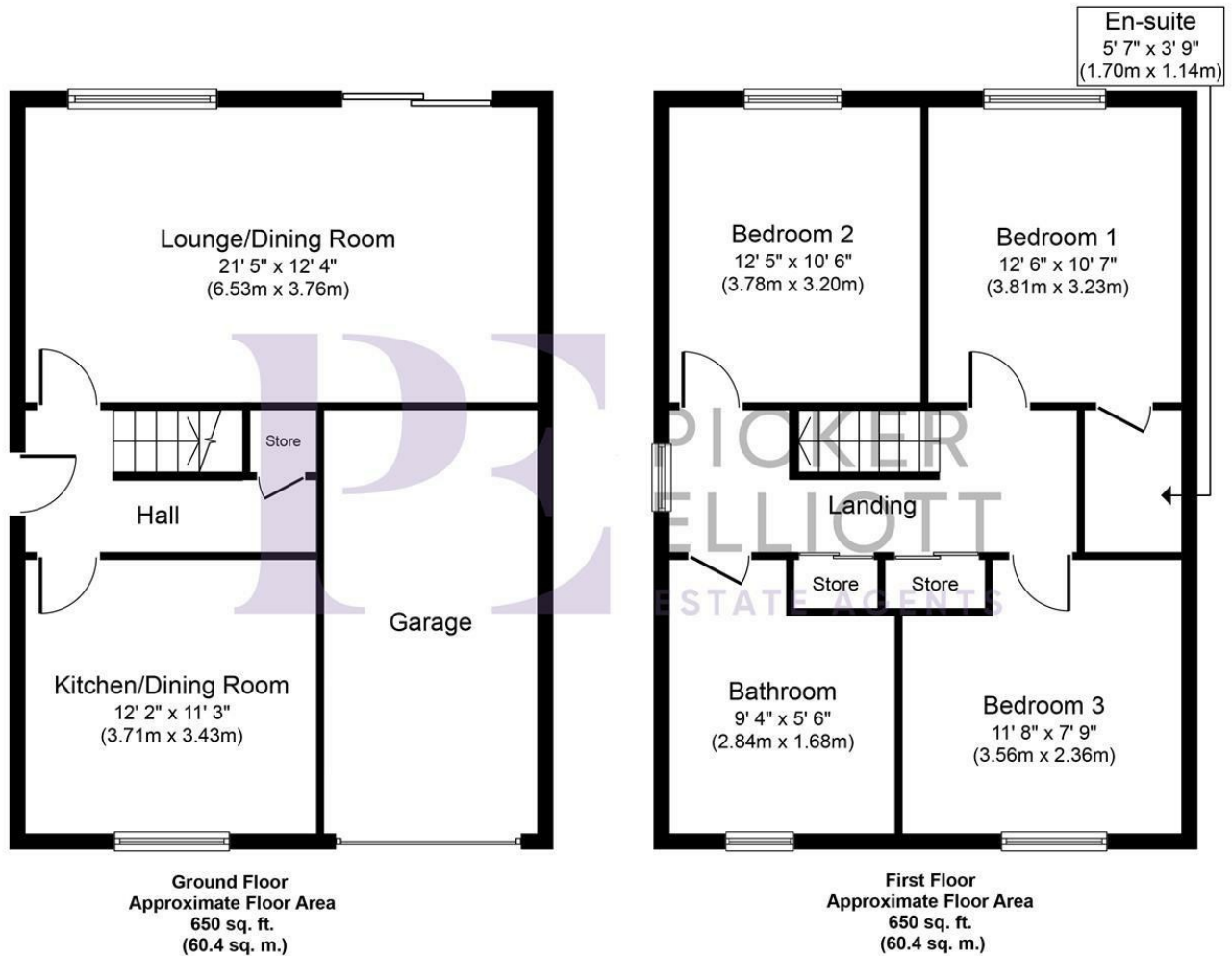






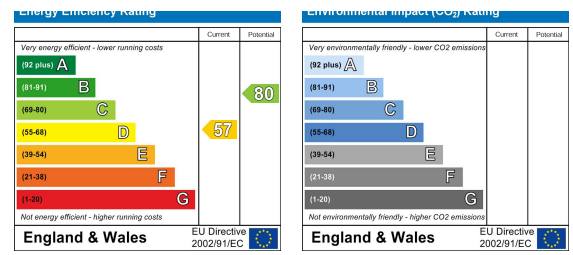
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