



Charnwood Road, Barwell LE9 8FU

£255,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

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HINCKLEY, LE10 1DD
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Welcome to this charming detached house located on Charnwood Road in the picturesque village of Barwell. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or visiting guests.

Parking will never be an issue with space for up to five vehicles, making hosting gatherings a breeze. The absence of an onward chain provides a smooth and hassle-free buying process, allowing you to move in swiftly.

Recently redecorated throughout, this property exudes a fresh and modern feel, ready for you to add your personal touch. The private rear garden offers a tranquil retreat, ideal for enjoying a morning coffee or hosting summer barbecues.

For those with a vision, there is potential to extend the property, subject to obtaining the necessary planning permissions. This presents an exciting opportunity to tailor the house to your specific needs and desires.

Don't miss out on the chance to own this delightful home in a sought-after location. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful property on Charnwood Road.



Enter Via Double Glazed Front Door into

Entrance Hallway

4'7" x 2'9" (1.402 x 0.859)

Enter through internal door into

Inner Hallway

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

Lounge

11'2" (max) x 15'1" (3.413 (max) x 4.604)

With open plan access to

Dining Room

7'11" x 8'11" (2.434 x 2.728)

with central heating radiator, aluminium sliding patio doors opening on to rear garden.

Kitchen

With fully tiled walls, wood effect kitchen units seated between rolled edge work surface, space and plumping for washing machine, dishwasher, free standing electric cooker, stainless steel sink with one and a half bowls, drainer and mixer tap, UPVC double glazed window looking out over the rear garden, wall-mounted Worcester Bosch combination boiler, room for free standing fridge freezer and open access to under stair storage.

First floor Landing

With loft access, door to storage cupboard and door to

Bedroom One

9'2" x 12'2" (2.816 x 3.723)

With central heating radiator, UPVC double glazed window looking out to the front aspect and double width built in wardrobes.

Bedroom Two

8'10" x 10'1" (2.693 x 3.081)

With central heating radiator, UPVC double glazed window to the rear aspect and single built in wardrobe.

Bedroom Three

6'2" (max) x 8'11" (max) (1.902 (max) x 2.718 (max))

With central heating radiator, UPVC double glazed

window to the front aspect and access to over stairs storage/ wardrobe.

Recently Refitted Shower Room

Fully tiled, with large walk in shower cubicle. main shower and waterfall head, wall mounted wash basin, low level button flush toilet, chrome effect central heated towel rail and UPVC double glazed window with frosted glass.

Outside

To The front of the Property

Spacious driveway, easily accommodate 4 plus vehicles, access to the Garage and access to

Rear Garden

Well maintained rear garden with mature borders, patio area immediately to the rear of the house, free standing timber built shed, timber fencing to all boundaries, and rear access to the garage.

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).

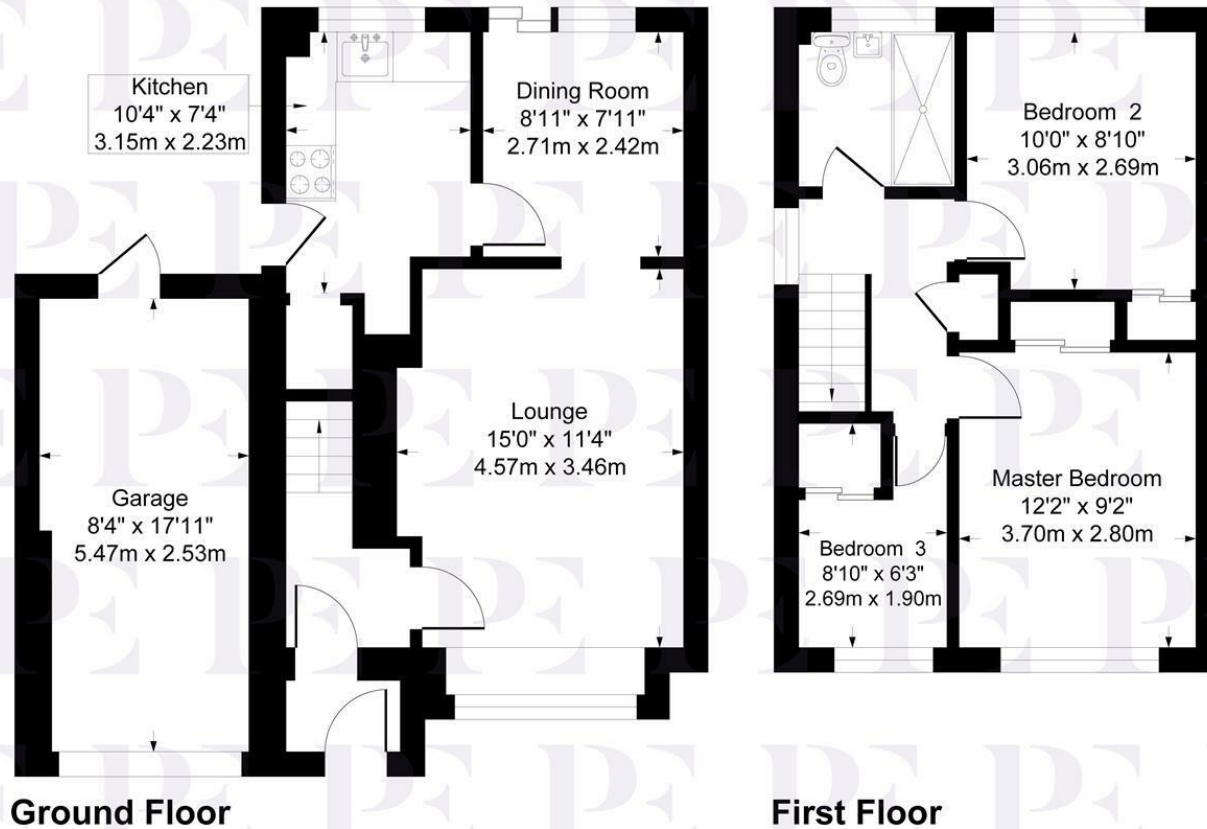
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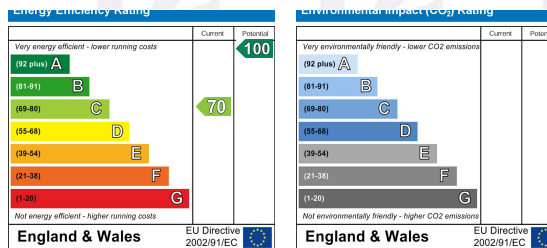


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**Approximate Gross Internal Area
980 sq ft - 91 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Registered company name: **Picker Elliott LTD**
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