



Notley Manor Drive, Barwell LE9 7PQ

£265,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

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HINCKLEY, LE10 1DD
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Welcome to Notley Manor Drive, Barwell - a charming location for this delightful detached bungalow! This property is perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home. The property features a well-appointed bathroom, ensuring convenience and comfort for all residents.

Situated in a serene neighbourhood, this bungalow offers a peaceful retreat from the hustle and bustle of everyday life. The detached nature of the property provides added privacy and a sense of exclusivity. Whether you're looking to enjoy a quiet evening indoors or host a gathering with friends, this bungalow caters to all your needs.

Don't miss the opportunity to make this charming bungalow your new home. With its inviting atmosphere and desirable location, Notley Manor Drive is the perfect setting for creating lasting memories. Book a viewing today and experience the warmth and comfort this property has to offer.



Enter Via Composite Double Glazed Door into

Reception Hall

18'6 (max) x 4'6 (5.64m (max) x 1.37m)

With double glazed window, further opaque double glazed window to front, door to useful storage cupboard with slatted shelving and wall mounted boiler, radiator, loft access and door to

Lounge

14'7 x 11'5 (4.45m x 3.48m)

With radiator, brick built fireplace with free standing gas fire and double glazed patio doors to rear garden.

Kitchen

13'5 x 6'8 (4.09m x 2.03m)

With excellent range of base and wall units, roll edge work surface over, tiling to splash back, inset one and a half drainer sink with mixer tap, built in oven and inset hob with extractor hood over, space for washing machine, space for dishwasher, space for tumble dryer, radiator and double glazed window.

Bedroom One

10'5 x 9'1 (3.18m x 2.77m)

With double glazed window, radiator and built in wardrobes with mirror sliding doors.

Bedroom Two

11'7 x 7'6 (3.53m x 2.29m)

With double glazed window and radiator.

Bedroom Three

7'5 x 6'5 (2.26m x 1.96m)

With double glazed window and radiator.

Shower Room

7'3 x 5'4 (2.21m x 1.63m)

With double glazed window, tiled walk in shower, glass shower screen and electric shower, pedestal wash hand basin, low level flush WC, radiator and extractor fan.

Outside

To The Front of the Property

There is a block paved drive providing off road parking, remainder of the front has decorative borders, outside storage sheds, garage with up and over door, power and lighting, storage and side pedestrian access.

Rear Garden

Large patio area, mature borders with decorative cottage style paths and arches, additional side storage area and garden 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.

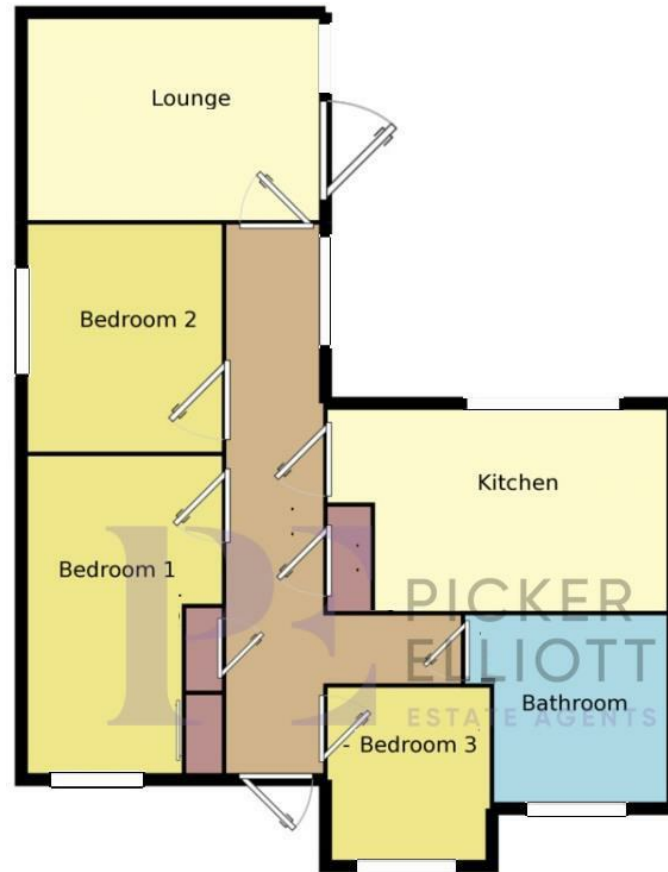




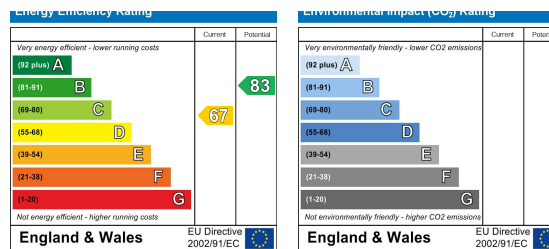
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Ground Floor



Measurements are approximate. Not to scale. For illustrative purposes only.



Registered company name: **Picker Elliott LTD**
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