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PICKER ELLIOTT ESTATE AGENTS

PLEASE DO NOT EMPTY YOUR DOGS HERE!

Kirkby Road, Barwell LE9 8FP

£165,000

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PICKER ELLIOTT
ESTATE AGENTS

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HINCKLEY, LE10 1DD
01455 612613

Welcome to this charming mid-terrace house located on Kirkby Road in the delightful 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 for those who enjoy having a home office or hobby room.

The property features a well-maintained bathroom, ensuring your comfort and convenience. Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life.

Whether you're looking to settle down in a quiet village or seeking a property with character, this mid-terrace house on Kirkby Road is definitely worth considering. Don't miss out on the opportunity to make this house your own and create lasting memories in this lovely community.



Enter Via Opaque Double Glazed Door into

Lounge

13'1 x 12'4 (3.99m x 3.76m)

With double glazed window to front, radiator, feature fire with wooden surround, tiled hearth and backing, glazed door to inner hall, door to useful under stairs storage cupboard and further door to

Dining Room

12'4 x 12'1 (3.76m x 3.68m)

With double glazed window, radiator, stairs to first floor landing and further glazed door to

Kitchen

14'4 x 7'1 (4.37m x 2.16m)

Agents Notes: There is damp on the wall which would require checking and replastering.

Range of base and wall units, roll edge work surfaces over, tiling to splash backs, inset drainer sink with mixer tap, space and point for cooker, breakfast bar, radiator, double glazed window and opaque double glazed door to rear garden.

First Floor Landing

With loft access, radiator and door to

Bedroom One

12'0 x 10'9 (3.66m x 3.28m)

With double radiator, double glazed window and useful storage cupboard.

Bedroom Two

7'8 x 7'8 (2.34m x 2.34m)

With radiator and double glazed window.

Bedroom Three

11'1 x 5'9 (3.38m x 1.75m)

With double glazed window and radiator.

Bathroom

14'3 x 6'7 (4.34m x 2.01m)

With low level flush WC, pedestal wash hand basin, walk in shower cubicle with electric shower, extractor fan, panel bath, tiling to surrounding splash back areas, tiled flooring, double radiator, opaque double glazed window to rear and cupboard housing wall mounted combi boiler with slatted shelving.

Outside

To The Front of the Property

There is a gravelled slab path to front door and side access to

Rear Garden

With large slabbed patio area, steps leading to remainder of the garden which is laid to lawn, enclosed by timber fencing, potting shed (6'9 x 6'4) with low level flush WC, glazed window and door.

Important Notice

Agents Notes: There is damp on the wall which would require checking and replastering.

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.

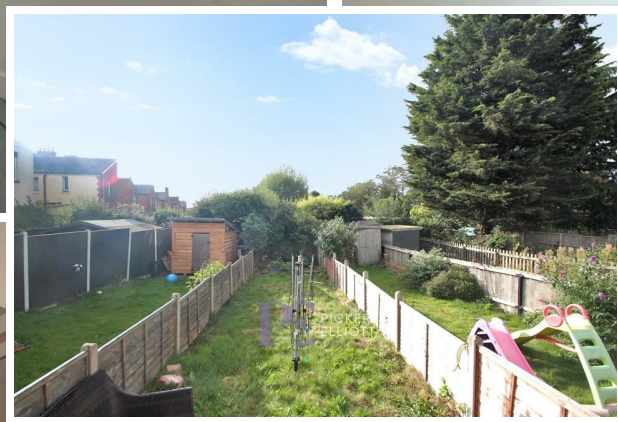
8. All main services are understood to be connected but have not been tested by the Agents.

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.





1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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