



Because property is personal with...

Kingsfield Road, Barwell

BELVOIR!

£495,000



Key Features

- 5 BED DETACHED DORMER BUNGALOW
- VERY WELL PRESENTED
- LOUNGE
- KITCHEN
- CONSERVATORY
- BATHROOM
- OFF ROAD PARKING
- EPC rating U
- Freehold





BELVOIR ARE PLEASED TO BRING TO MARKET THIS BEAUTIFULLY PRESENTED 5 BEDROOM DORMER BUNGALOW. THIS PLACE IS LIKE THE "TARDIS" AND THE AMPLE FAMILY HOME BENEFITS ENTRANCE HALLWAY, LOUNGE, KITCHEN, CONSERVATORY, 5 BEDROOMS, BATHROOM, CLOAKROOM, SHOWER ROOM AND POSSIBLE STUDY/NURSERY/DRESSING ROOM/6TH BEDROOM. WITH AMPLE OFF ROAD PARKING AND GOOD SIZE GARDENS THIS PROPERTY IS BEING SOLD WITH NO UPWARDS CHAIN AND HAS GAS CENTAL HEATING ALONG UPVC DOUBLE GLAZING THROUGHOUT. BE THE FIRST TO VIEW



In brief the property comprises :-

Entrance Hallway - 15'8" x 4'10" (4.79 x 1.48m) with main entrance wooden door with feature stained glass panes, feature panelled walling, coving to to the ceiling, stained glass feature windows, radiator, wooden flooring, stairs leading to the 1st floor

Inner Hallway - with access to the under stairs cupboard

Lounge - 15'11" x 12'6" (4.86 x 3.82m) with feature fireplace with tiled hearth, feature panelled wall, coving to the ceiling, upvc double glazed dual aspect windows, upvc double glazed French doors, radiator, wooden flooring

Kitchen - 9'8 x 16'0" (2.96 x 4.89m) with a range of fitted Shaker style wall and base units, worktops, inset ceramic sink with mixer tap, splashback, electric oven, gas hob, extractor, integrated dishwasher and washing machine, boiler, space for fridge freezer, upvc double glazed windows overlooking the rear elevation, wooden flooring



Conservatory - 8'10" x 14'11" (2.72 x 4.56m) with wall lights, upvc double glazed windows, upvc double glazed French doors leading to rear garden, radiator, tiled flooring

Bedroom 1 - 12'6" x 11'10" (3.82 x 3.62m) with a range of fitted wardrobes, coving to the ceiling, dual aspect upvc double glazed windows, radiator, wooden flooring

Bedroom 2 - 10'11" x 11'10" (3.34 x 3.62m) with coving to the ceiling, dual aspect upvc double glazed windows, radiator, wooden flooring

Bedroom 5 - 6'2" x 11'11" (1.90 x 3.66m) with storage cupboard, coving to the ceiling, radiator, laminate flooring

Bathroom - 5'11" x 11'10 (1.81 x 3.61m) with bath with rain shower over, inset his and her sinks in vanity unit, low level wc, upvc double glazed window, radiator

Cloakroom - 2'11" x 7'5" (0.89 x 2.28m) with low level wc, sink with tiled splashback, upvc double glazed window

To the 1st floor

Landing - 5'5" x 2'11" (1.66 x 0.90m)

Bedroom 3 - 14'1" x 8'0" (4.30 x 2.45m) with velux window, access to the eaves, radiator, laminate flooring

Bedroom 4 - 14'2" x 8'8" (4.32 x 2.64m) with velux window, access to the eaves, radiator, laminate flooring

Shower Room - 5'6" x 4'8" (1.69 x 1.44m) with





shower cubicle with electric shower, low level wc, inset sink with vanity unit under, chrome towel radiator

Study/Nursery/Dressing Room/Bedroom 6 - 5'8" x 11'6" (1.74 x 3.51m) with radiator, laminate flooring

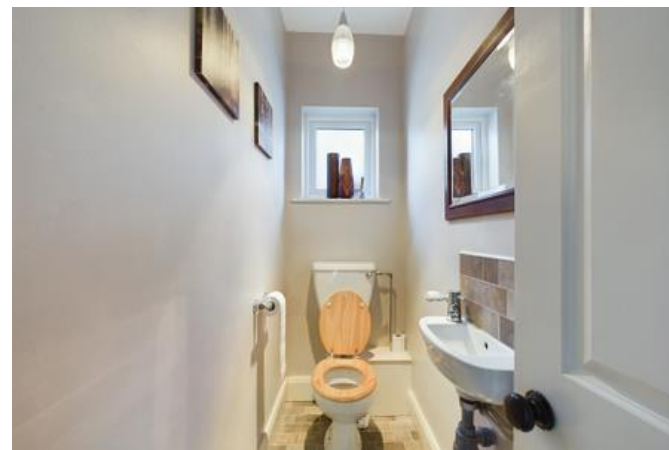
Outside

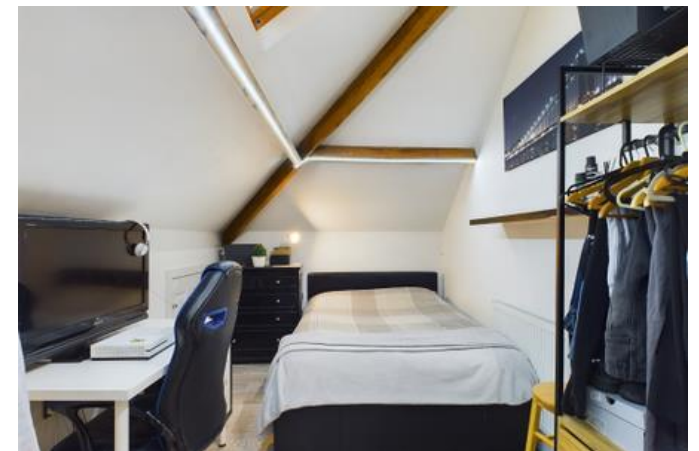
To the front there is a tarmac drive providing ample parking, lawn, double side gate leading to the rear garden

To the rear there is a good size rear garden being mainly laid to lawn with patio

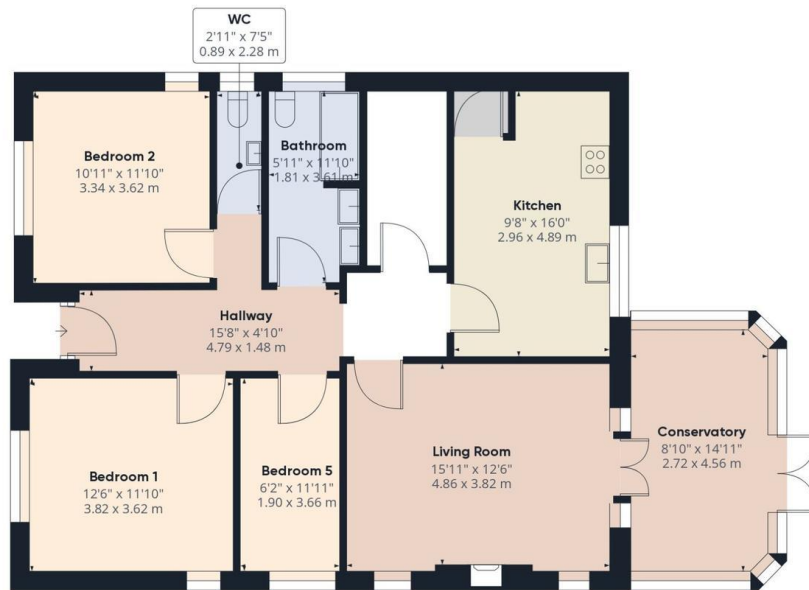
Barwell is a large village and the property is in a popular residential area close to schools, shops, community facilities etc whilst also being close to the town of Hinckley. This is a home to create wonderful memories

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of importance to you, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract









Ground Floor



Floor 1

Approximate total area⁽¹⁾

1418.36 ft²
131.77 m²

Reduced headroom

97.17 ft²
9.03 m²

(1) Excluding balconies and terraces

⌈⌋ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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