



Guide Price £330,000

2 Bedroom Detached Bungalow for sale
12 Barlestone Drive, Hinckley



EweMove
SALES AND LETTINGS



Overview

This is a box ticker! Available with NO UPWARD CHAIN, this immaculate detached bungalow is set in a superb position at the end of a quiet cul-de-sac on a large corner plot with a private West facing rear garden adjacent to a green space. Simply stunning!



Key Features

- NO UPWARD CHAIN!
- Immaculately Presented Throughout
- 2 Spacious Double Bedrooms
- Generous Lounge Diner plus Conservatory
- Large West Facing Rear Garden with Summer House
- Single Garage - Partially Informally Converted as a Home Office
- Extensive Driveway Parking for up to 6 Vehicles
- Close to Excellent Local Schools, Parks & Amenities
- Call NOW 24/7 or book instantly online to View
- ASK TO SEE THE VIDEO TOUR!









ASK TO SEE THE VIDEO TOUR! After parking on the extensive driveway, you enter the property via a secure external metal gate to access the side door entrance which opens into a generous L-shaped entrance hall accessing all rooms. Firstly, to the right and front of the property is bedroom 2, a generous double bedroom with wardrobes (included) currently in use as a dressing room. Alongside that is bedroom 1, a large double bedroom to the front of the property, also with wardrobes (included).

To the rear there is an extensive lounge or lounge diner, with living flame gas fire in a marble fireplace and sliding doors leading into the conservatory, a bright and airy fully glazed space with French doors into the rear garden. Also to the rear is the breakfast kitchen, with modern white wall and base units and wooden worktops and upstands. Integrated appliances include fridge freezer, dishwasher and washing machine plus electric oven and hob with extractor over. A matching wooden breakfast bar seats 2 people and an external door leads into the rear garden. Finally, to the centre of the property, is a fully tiled modern bathroom with bath and power shower over, hand basin and WC.



The property is set on a large corner plot with a wrap around rear garden offering substantial storage space to one side, a sizeable central lawn, summer house and 2 patio areas, one of which leads to the rear of the single garage, which has been informally converted for use as a home office. A side gate leads to the front of the property.

Ideally situated within 1 mile of Hinckley Town Centre which offers a regular market, a vast array of shops, pubs and restaurants and the exciting new £80 million cinema and retail complex, The Crescent. The current regeneration of Hinckley Town Centre also includes a new Leisure Centre which opened in Spring 2016. And it is just a short 5-minute walk to Hollycroft Medical Centre

and the adjacent small parade of shops including a Sainsburys Local, pharmacy, Medivet, public house and a fish and chip shop! Hinckley railway station, with its links to Leicester, Birmingham and beyond, is just 25 minutes walk away.

Barlestone Drive falls into the catchment area of a number of local schools for all ages. The very popular Battling Brook Primary school is just 10 minutes walk away and the highly rated Westfield Infant School is just a mile away with Westfield Junior School alongside it. For secondary school students, there are excellent options, Redmoor Academy is 15 minutes walk away and The Hinckley School (formerly Hinckley Academy and John Cleveland Sixth Form College) less than 2 miles.

In addition to the green space adjacent to the property, there are a number of green open spaces in Hinckley; Hollycroft Park*, Wykin Community Park and Clarendon Park are all within a 10-15 minute walk and less than 3 miles away you will find Burbage Common and Woods - 200 acres of semi-natural woodland and unspoilt grassland. Hinckley also boasts an excellent Golf Club and Marina, with a canalside bar and restaurant and ducks aplenty. * Hollycroft Park has achieved the prestigious Green Flag Award every year since 2010. The award marks out the public green space as one of the very best in the country. Green Flag awards are made to green spaces showing the highest standards of maintenance and offering the best quality facilities. Opened in the 1930's, Hollycroft Park retains an original Art Deco bandstand but also boasts modern tennis courts, a bowling green and a pitch and putt course.

Agents Note - On receipt of an accepted offer we will require ID and Anti-money laundering checks to be submitted, these are charged at £20 per person

Material Information*

Tenure: Freehold

Parking: Driveway parking for 5-6 vehicles

Council: Hinckley & Bosworth BC

Tax Band: C currently £2048.00 per annum

Construction: Brick & Timber (assumed)

Roof: Pitched/Tiled

Electricity: Mains

Water: Mains with meter

Drainage: Mains

Flood Risk: Very low

Flood Risk (Surface Water): Very low

Total Plot (Approx): 486sqm

Estimated Broadband Speed: Ultrafast (1,000Mbps)

Mobile Signal: EE - Good / O2 - Good / Three - Good / Vodafone - Good

*In accordance with the Consumer Protection from Unfair Trading Regulations 2008, we are required to ensure that all material information in relation to this property is disclosed accurately and transparently. "Material information" refers to anything a potential buyer or tenant would need to know to make an informed decision about the property.

We endeavour to provide details that are true, accurate, and not misleading. However, please note:

The information provided has been prepared in good faith and is based on details supplied by the seller, landlord, or third parties.

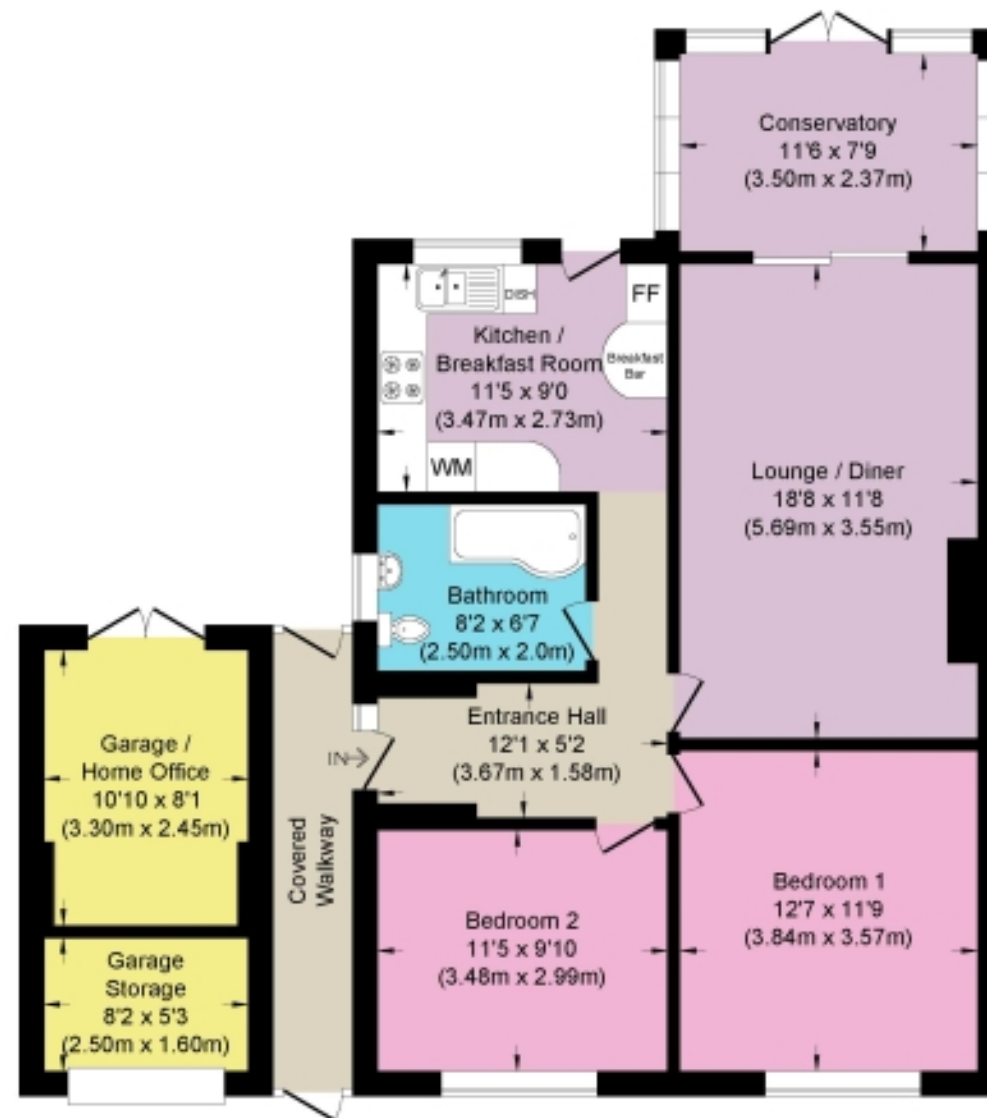
We have not tested any services, appliances, or equipment included in the sale or letting.

All measurements, distances, and areas stated are approximate and for guidance only

Planning permissions, building regulations, or other legal matters should be verified by the buyer's or tenant's solicitor or relevant authority.

Buyers and tenants should carry out their own due diligence and are strongly advised to inspect the property and commission appropriate surveys or checks

Floorplans



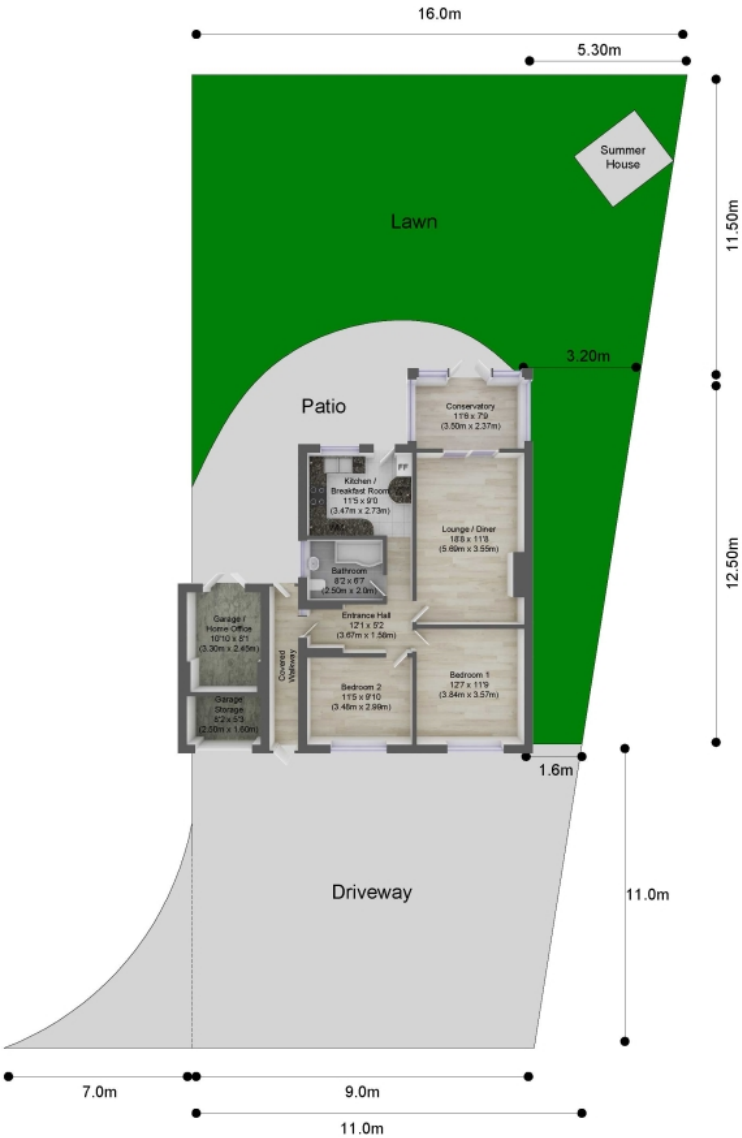
12 Barlestone Drive

Approximate Gross Internal Area = 78.69 sq m / 847.01 sq ft
(Excluding Garage Office & Storage)

Garage Office & Storage = 12.37 sq m / 133.14 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplans



Site Plan

12 Barlestone Drive

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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Hinckley

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