



84 Stapleton Lane, Barwell, LE9 8HE

£295,000



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This is a fantastic opportunity to purchase this two bedroom detached bungalow, set in a tucked away setting in the village of Barwell. This attractive bungalow has many attractive features and has been refurbished, newly painted, new carpets, new ceiling spotlighting. It comprises an Entrance Hall (with twin door store cupboard), Through Lounge, Dining Kitchen, Two double bedrooms, Master with fitted wardrobes, and a Wet/Shower Room. With easier maintenance front & rear gardens. Off road parking. UPVC double glazing, Gas central heating. NO CHAIN. Viewing is strongly recommended.

### Reception Hall

UPVC part glazed door and side panels to the front elevation, there is an ever useful twin door store cupboard. The Hallway has been re-decorated, sockets and switches replaced and ceiling spotlights fitted, plus new carpets fitted. Radiator.

### Lounge

UPVC double glazed windows to the front, and two to the side elevation set either side of the marble fireplace, there are also twin UPVC double glazed french doors and side panels to the rear leading into the gardens. The Lounge has been re-decorated, re-carpeted, sockets and switches replaced and ceiling spotlights fitted. Radiator.

### Kitchen

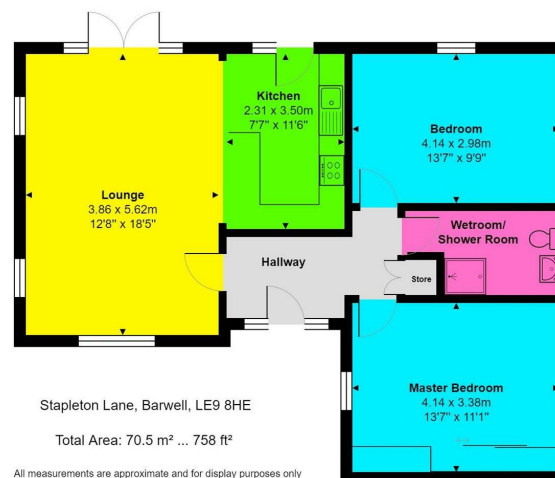
Fitted with a good range of modern white wall and base level units with working surfaces over, there is an inset stainless steel sink and drainer, built in electric oven and four ring gas hob with a hood over, there is plumbing for a washing machine, and a wall mounted Ideal central heating boiler. UPVC part glazed door and side panel stepping into the gardens. The kitchen has been re-decorated, sockets and switches replaced and ceiling spotlights fitted. Radiator.

### Master Bedroom

UPVC double glazed window to the side elevation, having a range of five door fitted wardrobes and a dresser / desk set along one wall. The Bedroom has been redecorated, re-carpeted, sockets and switches replaced and ceiling spotlights added. Radiator.

### Bedroom Two

A Double Bedroom with a UPVC double glazed window to the rear elevation. The Bedroom has been redecorated, re-carpeted, sockets and switches replaced and ceiling spotlights added. Radiator.



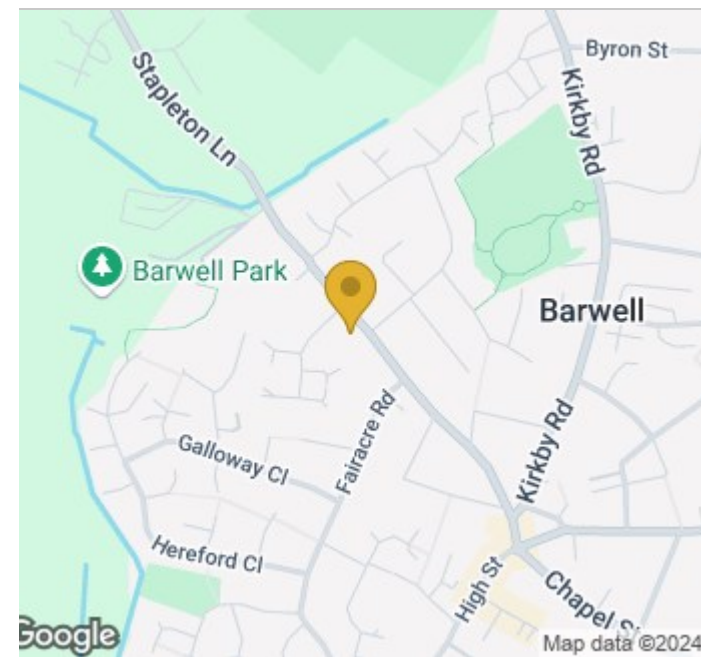


### **Wet Room / Shower Room**

Having a three piece suite with refitted white low level WC and wash hand basin. There is a shower set in a Wet Room tiled flooring environment but also with useful shower screening. There are two handy store cupboards, tiled walls and flooring. UPVC double glazed window to the side elevation.

### **Outside**

The bungalow is set back from the main road, with a gated access leading down. The gardens have been re-landscaped for easier maintenance, with ample parking, and an attractive rear plot.



Leaving Hinckley along the A47 Leicester Road towards Earl Shilton & Leicester, at the roundabout just after the Leicester Road sports ground, take the second left turning onto The Common. Which proceeds into Chapel Street, at the mini roundabout at the top continue over onto Stapleton lane, where the property is situated on the right hand side easily identified by the RH Homes and Property for sale board. For SATNAV users the postcode is LE9 8HE.

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>		77	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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