



70 Hinckley Road, Barwell, Leicestershire, LE9 8DJ

HOWKINS &
HARRISON

70 Hinckley Road,
Barwell,
Leicestershire, LE9 8DJ

Guide Price: £495,000

A rare find, this traditional three-bedroom semi-detached property sits on a 1 acre plot, comprising of extensive rear gardens, adjoining paddock land and stable block. Situated within a sought-after residential location, in brief the accommodation comprises, a dual aspect lounge/dining room, kitchen, hallway, three bedrooms and a family bathroom. An early internal viewing is strongly recommended.

Features

- A traditional semi-detached property
- Occupying a generous 1-acre plot
- Through lounge dining room
- Newly fitted kitchen
- Three good size bedrooms
- Extensive rear gardens
- Adjoining paddocks with stable block
- Large pond and detached summerhouse



Location

Barwell is a large village in Leicestershire, two miles northeast of Hinckley, and 11 miles southwest of Leicester city. There are excellent road links via the A47, M69, A5, and M1, and high speed train services to London from Leicester and Rugby and to Birmingham from Hinckley. The village has two churches and is well served by local shops including a post office, small supermarket, public houses, and hairdressers. In addition, there are local schools both Primary and Secondary, a public library, and a doctors' surgery. Barwell has many pleasant walks nearby including Burbage Common and Woods and the Battlefield of Bosworth. There are many recreational activities including a local cricket club and bowls club.



Accommodation Details - Ground Floor

A traditional entrance porch with double doors leading into the entrance hall which has a staircase leading off to the first floor. Off to the left is the dual aspect, bay windowed through lounge/dining room with double glazed doors French doors with side window opening out to the rear garden. The lounge area has a feature fireplace with mantle above and an archway separates from the dining area. To the rear of the property is a newly fitted kitchen with a comprehensive range of Shaker style, eye level and base units with ample preparation surfaces with complementary uplifts. There is a fitted range Cookmaster oven with seven ring gas hob, further appliance space, double glazed window to the rear elevation and door to side access. There is also entry to the under stairs storage area and further cupboard housing the gas fired central heating boiler.

First Floor

From the main entrance hall, the staircase rises to a first-floor landing with doors leading off to three excellent size bedrooms. Finally, a family bathroom comprising a panel enclosed bath with shower over, low flush WC and wash hand basin with complementary tiling.





Outside

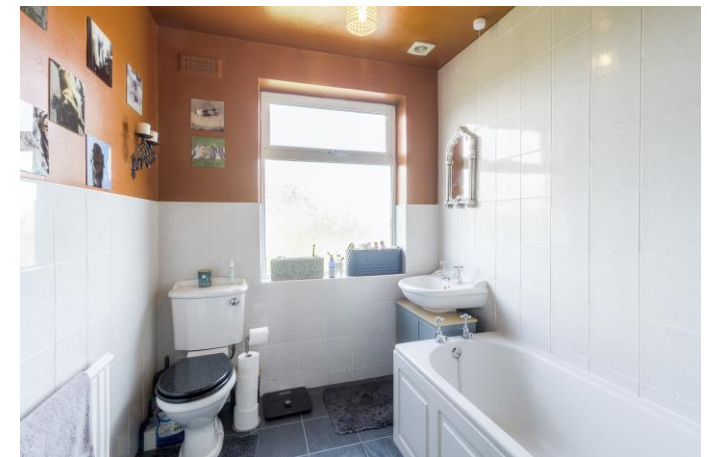
Externally to the front of the property there is a paved driveway providing parking for several vehicles. Side access leads to the extensive rear gardens which are mainly laid to lawn with a paved patio. There is a brick-built garden shed, a variety of trees and shrubs and beyond the garden there is access to two paddocks, a stable block with three stables and storeroom, the total plot extends to 1 acre. There is also a large pond and a detached summer house/home office with power and light and we are advised that there is vehicle access to the land/paddocks direct from Hinckley Road.

Overage Clause

The property and land is being offered subject to a clawback clause/overage, which will reserve 50% of any future development value due to residential development to the seller, for a period of 25 years from date of sale.

Bound to prove popular, a hidden gem occupying a generous 1-acre plot with paddock land, stabling, pond and summerhouse.

Viewing is highly recommended





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

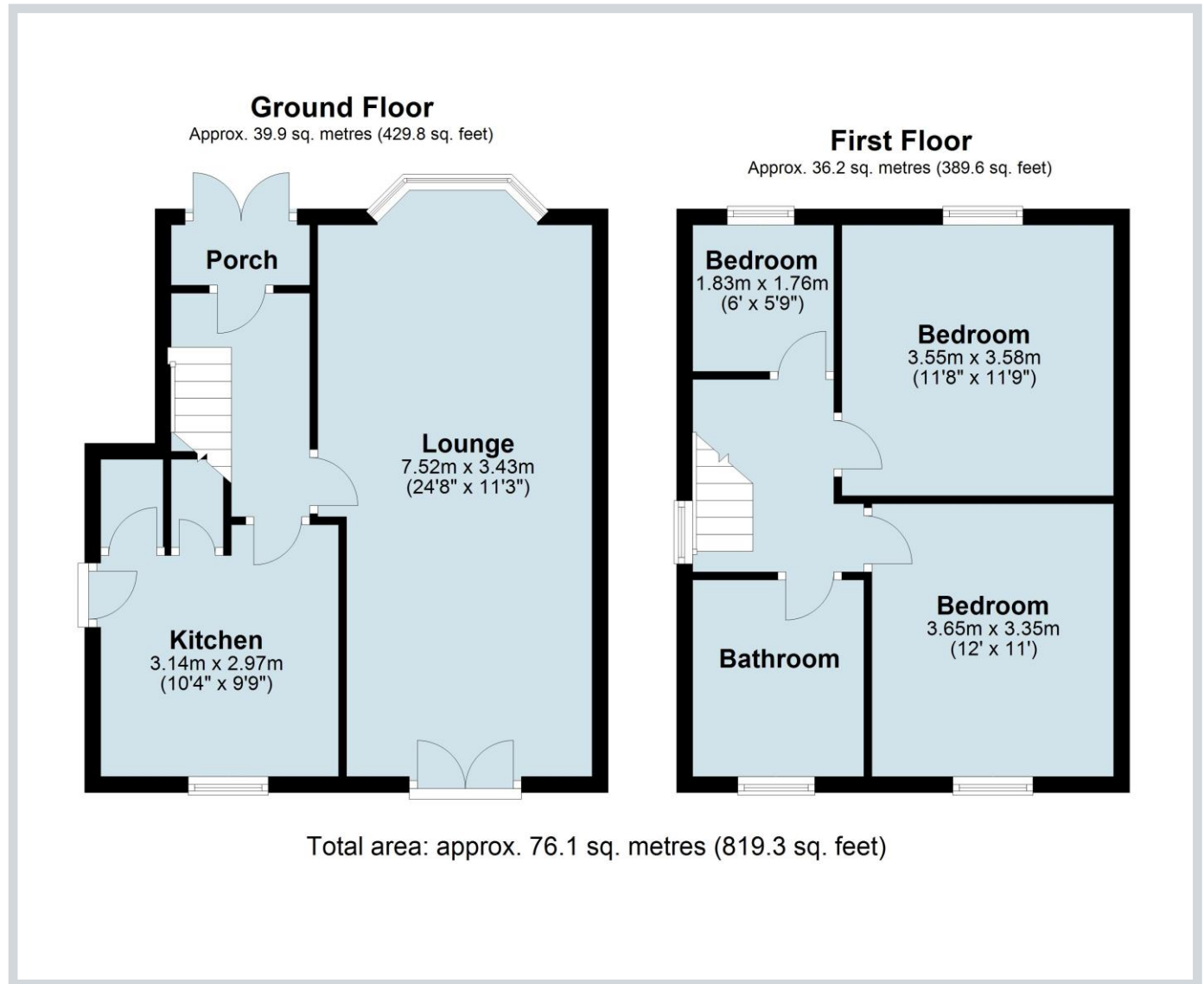
Band - C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.