



20 New Causeway, Barkestone,
Leicestershire, NG13 0HA

£210,000
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase a relatively modern two bedroomed mid town house located within a pleasant village setting, benefitting from off road parking and garage and would be ideal for first time buyers looking for a relatively affordable home within the well regarded Vale of Belvoir.

The property offers accommodation comprising initial enclosed porch leading through to the main sitting room with staircase rising to the first floor and a fitted kitchen which in turn leads to the useful addition of a large conservatory at the rear that benefits from a southerly aspect into the low maintenance garden. To the first floor are two bedrooms and bathroom. The property also benefits from gas central heating and double glazing.

The property is set back from the lane behind an open plan frontage and accessed by a communal courtyard at the rear is a parking space as well as a brick built garage.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

BARKESTONE LE VALE

Barkestone Le Vale lies in the Vale of Belvoir and there is a well regarded primary school in the adjacent village of Redmile with further schools in Bottesford together with shops, doctors surgeries, public houses and restaurants. The village has Fast Fibre Broadband and is conveniently placed for travelling on the A52 and A46 with road links to A1 and M1. The market towns of Melton Mowbray, Grantham and Bingham provide further amenities and from Grantham there is a high speed train to King's Cross in just over an hour.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

4'11" x 2'10" (1.50m x 0.86m)

Having central heating radiator and cloaks hanging space.

A further door leads through into:

SITTING ROOM

14'10" x 12'2" (4.52m x 3.71m)



A versatile reception leading into the kitchen as well as having access up to the first floor creating a space that would be large enough to accommodate a small dining area as well as the main living space with useful under stairs storage cupboard, two central heating radiators, spindle balustrade staircase rising to the first floor and double glazed window to the front.

Further door leading through into:



KITCHEN

12'1" x 8'5" (3.68m x 2.57m)



Appointed with a generous range of contemporary Shaker style wall, base and drawer units with brush metal fittings creating a fantastic level of storage having two runs of square edged laminate preparation surfaces, one with inset sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, space for free standing fridge freezer, integrated double oven and four

ring gas hob, wall mounted gas central heating boiler, double glazed window and door leading into:



CONSERVATORY

12'4" 9'10" (3.76m 3.00m)



A useful addition to the property providing a further versatile reception space ideal as additional dining or sitting room having aspect into the rear garden, having double glazed side panels, opening top lights, pitched

polycarbonate roof, double glazed gable end, wood effect laminate floor, central heating radiator and double glazed French doors.

RETURNING TO THE SITTING ROOM A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access loft space above and built in airing cupboard which provides useful storage and houses hot water cylinder.

Further doors leading to:

BEDROOM 1

10' (excluding wardrobes) x 11' (3.05m (excluding wardrobes) x 3.35m)



A double bedroom having aspect to the front, useful built in wardrobes, central heating radiator and double glazed window.

BEDROOM 2

9'7" (+ 2'5" for wardrobe) x 5'10" (2.92m (+ 0.74m for wardrobe) x 1.78m)



A single bedroom having aspect into the rear garden having built in wardrobe with hanging rail and storage cupboard over, central heating radiator and double glazed window.

BATHROOM

6' x 5'11" (1.83m x 1.80m)



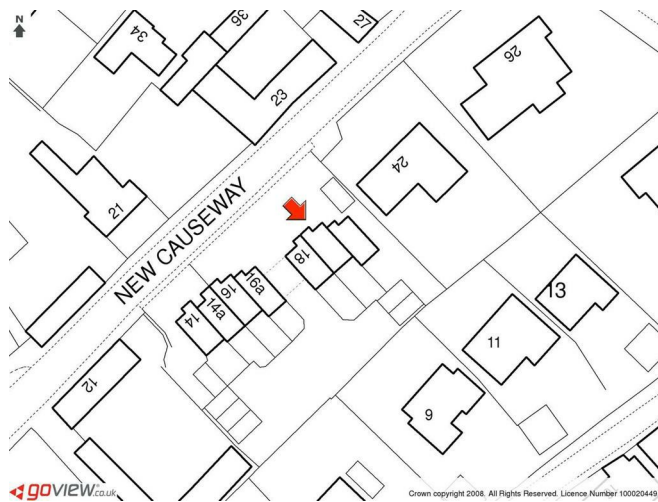
Having a three piece white suite comprising P shaped shower bath with chrome mixer tap and integral shower handset, curved glass screen and wall mounted electric shower, close coupled WC, pedestal washbasin with chrome taps, fully tiled walls, inset downlighters to the ceiling, contemporary towel radiator and double glazed window to the rear.

EXTERIOR



The property is set back from the lane behind an open plan frontage and benefits from a low maintenance, south facing, courtyard garden with courtesy gate to a communal courtyard at the rear with a parking space as well as a brick built garage.





GARAGE
16'10" x 8'4" (5.13m x 2.54m)



Having pitched roof with useful storage in the eaves, up and over door, power and light. There is an additional single parking space located in the courtyard at the rear.

COUNCIL TAX BAND
Melton Borough Council - Band C

TENURE
Freehold

ADDITIONAL NOTES
We are informed the property is on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor). There is a shared driveway entrance and courtyard parking area to the rear, (although the property has its own parking space and garage). Any potential responsibilities for shared costs for maintenance would have to be looked at prior to agreeing a sale.

There maybe restrictive covenants within the title.

ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications

and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-
<https://check-long-term-flood-risk.service.gov.uk/risk#>

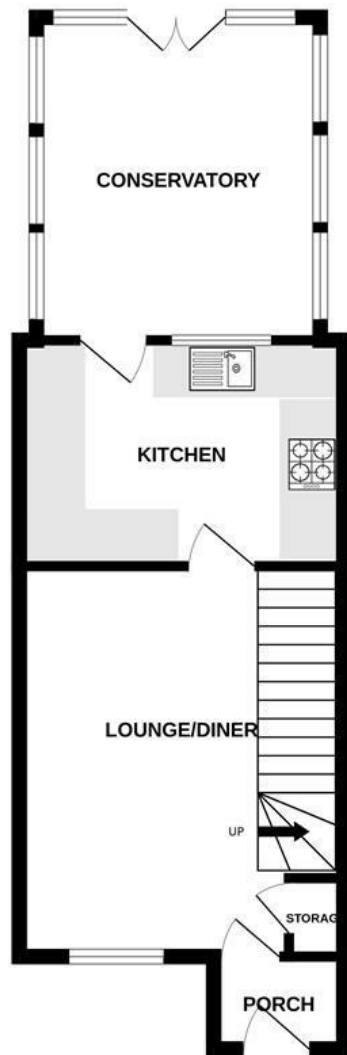
Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>

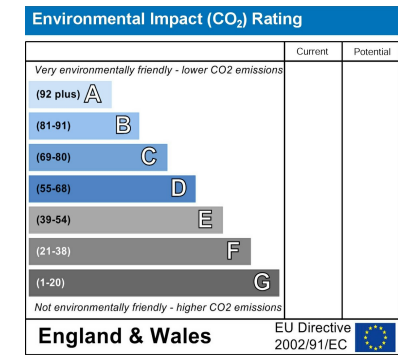
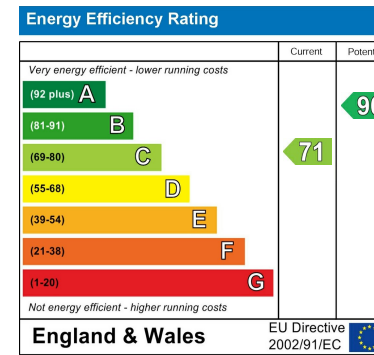


GROUND FLOOR



1ST FLOOR





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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



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