

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

17 Crofters Vale Park Main Street, Barlestone, Warwickshire, CV13 0ED

£240,000

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Property at a glance

- Fully Furnished
- Two Double Bedrooms
- Sought After Location
- Council Tax Band*: A
- Brand New
- No Upward Chain
- En-Suite
- Price: £240,000

Overview

BRAND NEW *OFFERED WITH NO UPWARD CHAIN* this TWO BEDROOM PARK HOME situated on an OVER 50'S DEVELOPMENT comes to the market FULLY FURNISHED. In brief the property comprises an 18'8" Lounge with open plan kitchen diner, family bathroom, two bedrooms and an en-suite shower room. Externally the property benefits from an ample block paved driveway offering off road parking for multiple vehicles within a sought after development within walking distance to the Barlestone Village centre.

Location**

Barlestone is a village and civil parish in the Hinckley and Bosworth district of Leicestershire. The village public houses are 'The Three Tuns' and 'The Red Lion' There are also three Churches, a primary school, a food store, two hairdressers, a post office, takeaways, Barlestone St Giles Sports & Social Club and an Indian restaurant. Although coal miners lived in the village, there was never a mine at Barlestone but a pit wheel monument was installed during the late 80's to commemorate the miners. The popular village of Market Bosworth is located within 4 miles and has further popular public houses, restaurants and shops. Nearest Airport: East Midlands (17.4 miles) Nearest Train Station: Leicester (12.1 miles) Nearest Town: Hinckley (8.4 miles) Nearest Motorway Access: M1 (J22).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



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Detailed Accommodation

Lounge

18'8" x 10'8" (5.69m x 3.25m)

Benefitting from a dual aspect with uPVC double glazed windows to side and two further uPVC double glazed windows to front, featuring two double radiators, inset downlights, coving and an electric effect fireplace acting as a focal point.

Kitchen Diner

18'8" x 12'3" (5.69m x 3.73m)

Enjoying dual access with a composite door to the right elevation and further uPVC door to the left elevation facilitating access to the park home and comprising uPVC double glazed window to left and right elevations, two radiators, inset downlights, coving and benefitting from an airing cupboard housing the gas fired central heating boiler. Inclusive of an attractive range of wall and base units with rolled edge work surfaces a sink and drainer unit with swan neck mixer tap, having metro tiled splashbacks, four ring gas hob with extractor fan over an integrated oven/grill, washing machine, dishwasher, fridge/freezer.

Inner Hall

Comprising inset downlighting, coving and granting access to both bedrooms and the family bathroom respectively.

Family Bathroom

5'5" x 6'4" (1.65m x 1.93m)

This three piece white suite comprises a low level push button w.c, wall mounted vanity wash hand basin with tiled splashback, panel bath with tiling to splash prone areas, a timber effect herringbone vinyl flooring, chrome heated towel rail, extractor fan, inset downlights, coving and opaque uPVC double glazed window to side.

Bedroom Two

9'1" x 9" (2.77m x 2.74m)

Enjoying inset downlights, coving, a fitted dressing table and uPVC double glazed window to side.

Bedroom One

8'6" x 9'2" (2.59m x 2.79m)

Enjoying uPVC double glazed window to side, inset downlights, coving, a walk in dressing area comprising two double fitted wardrobes and accessing the en-suite shower room.

En-Suite Shower Room

5'3" x 6" (1.60m x 1.83m)

This three piece white suite comprises a low level push button w.c, wall mounted vanity wash hand basin with monobloc mixer tap and tiled splashbacks, shaver point, extractor fan, inset downlights, coving, opaque uPVC double glazed window to side, timber effect herringbone vinyl flooring and a corner shower enclosure with thermostatic mixer tap, complimented by a chrome heated towel rail.

OUTSIDE

Front

Benefitting from a block paved driveway offering off road parking for multiple vehicles and benefitting from set of stairs ascending the front door comprising block paving with slabs.

Wrap Around Courtyard

Comprising paved walkway with block edging having low maintenance artificial lawn area to rear, edged with stone shingling and facilitated by a water point whilst surrounded by timber closed and feather board fence panelling.

Ground Rent

The ground rent is currently £189.00 pcm.

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

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