



Sinclair

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

£220,000

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Property at a glance

- Fully Furnished
- No Upward Chain
- En-suite
- Council Tax Band*: A
- Brand New
- Two Bedrooms
- Sought After Location
- Price: £220,000

Overview

BRAND NEW* OFFERED WITH NO UPWARD CHAIN* this TWO BEDROOM PARK HOME situated on an OVER 55'S DEVELOPMENT comes to the market FULLY FURNISHED. In brief the property comprises an 16'1" Lounge with open plan kitchen, two good sized bedrooms, guest cloakroom, en-suite bathroom. Externally the property benefits from a side block paved driveway offering off road car standing and low maintenance courtyard. 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

Entrance Hall

Entered through a Upvc door with opaque double glazed panel and comprising inset downlights, coving and radiator.

Lounge/Diner

16'1" x 9'1" (lengthening to 15") (4.90m x 2.77m (lengthening to 4.57m))

Enjoying a dual aspect with two uPVC double glazed windows to front and uPVC sliding patio doors to side and featuring two radiators and coving.

Kitchen

7'8" x 9'6" (2.34m x 2.90m)

Inclusive of an attractive range of wall and base units, a sink and drainer unit with swan neck mixer tap, four ring gas hob with splash screen and extractor over, electric oven/grill with fitted microwave oven and finished with timber effect vinyl flooring. Other benefits include an integrated fridge/freezer, dishwasher, washing machine and further uPVC double glazed window to side.

Inner Lobby

Granting access to the entire ground floor accommodation with inset downlights and coving.

Guest Cloakroom

5" x 3'9" (1.52m x 1.14m)

A low level push button w.c, pedestal wash hand basin with monobloc mixer tap and tiled splashback, extractor fan, coving and radiator with further timber effect vinyl flooring.

Bedroom Two

7'8" x 7" (2.34m x 2.13m)

Enjoying a radiator, coving, fitted wardrobe and uPVC double glazed window to side.

Bedroom One

7'8" x 10'3" (2.34m x 3.12m)

Benefitting from a double fitted wardrobe, coving, uPVC double glazed window to side, radiator and comprising a dressing area which in turn enjoys two further fitted wardrobes.

En-Suite Bathroom

4'6" x 7" (1.37m x 2.13m)

This three piece white suite comprises a low level push button w.c, pedestal wash hand basin with monobloc mixer tap and tiled splashback a panel bath with splash screen and thermostatic mixer tap over, having tiling to splash prone areas, timber effect vinyl flooring, coving, extractor fan a shaver point and radiator with further uPVC double glazed window to side.

OUTSIDE

Front

A block paved driveway offers off road parking and leads to the surrounding courtyard which in turn comprises paving with stone shingled edge facilitated by a water point and partly surrounded by timber close 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

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