



Sinclair



5 Crofters Vale Park, Main Street, Barlestone, Nuneaton, CV13 0ED

£185,000

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Property at a glance

- Two Bedrooms
- En-Suite Shower Room
- Modern Kitchen
- Council Tax Band*: A
- Off-Road Parking
- 19'5" Lounge/Diner
- Over 50's Development
- Price: £185,000

Overview

This TWO BEDROOM DETACHED PARK HOME exclusively for the over 50's COMES TO THE MARKET FEATURING AN END OF CUL-DE-SAC POSITION AND BOASTING A PRIVATE WRAP AROUND GARDEN, A MODERN KITCHEN AND EN-SUITE BEDROOM TO SAY THE LEAST. In brief the property comprises a 19'5" Lounge/Diner, modern kitchen, two double bedrooms including the en-suite shower room and family bathroom respectively. The property also benefits from off-road parking, double glazing and gas central heating.

Location**

Barlestone is a village and civil parish in the Hinckley and Bosworth district of Leicestershire. The village public house is The Three Tuns and there are also four Churches, a primary school, a food store, two hairdressers, a post office, takeaways, Barlestone St Giles Sports & Social Club and two Indian restaurants. 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

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with an inset opaque double glazed panel and comprising coving, an airing cupboard and two separate storage cabinets.

Lounge/Diner

19'5" (max) x 17'6" (max) (5.92m (max) x 5.33m (max))

Enjoying a dual aspect with uPVC double glazed windows to front and side and having an electric fireplace and coving.

Kitchen

9'6" x 12'4" (2.90m x 3.76m)

Inclusive of a modern range of wall and base units, a one and half bowl sink and drainer, a free standing gas cooker with extractor hood over, whilst also offering space and plumbing for appliances, partial tile splashbacks to splash prone areas, coving, tile effect vinyl flooring, uPVC double glazed window to side and featuring an airing cupboard housing a gas fired central heating boiler.

Bathroom

5'5" x 6'7" (1.65m x 2.01m)

This three piece suite comprises a low level, push button WC, a pedestal wash hand basin, a panelled bath with tile splashbacks, an extractor fan, coving and an opaque uPVC double glazed window to side.

Bedroom Two

9'6" x 11'10" (2.90m x 3.61m)

Benefitting from a range of fitted wardrobes including a dresser unit and having coving and a uPVC double glazed window to side.

Bedroom One

9'6" x 11'0" (2.90m x 3.35m)

Enjoying a uPVC double glazed window to side, coving, a range of fitted double wardrobes and dresser unit respectively.

En-Suite Shower Room

6'7" x 5'0" (2.01m x 1.52m)

This three piece white suite comprises a low level, push button WC, pedestal wash hand basin with tile splashbacks, a shower enclosure with extractor fan, opaque uPVC double glazed window to side and coving.

OUTSIDE

Wrap Around Garden

A stone shingled area surrounded by shrubs is bisected by a paved walkway which grants access to both the front door via a set of steps and the rest of the garden through an area of slate shingling complimented by an artificial lawn and enclosed by timber closed and flyboard fence panelling. The rear of the garden enjoys Indian flag paved patio facilitated by a concrete sectional shed and further steel shed, flower beds, a water point and additional shrubs and stone pebbling.

Off Road Parking

The property benefits from a tandem tarmacadam driveway to the front of the property offering off-road parking for multiple vehicles.

Charges

The service charge/ground rent is currently £102pcm.



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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.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



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