

CASTLE ESTATES

1982

**A DECEPTIVELY SPACIOUS AND RECENTLY RENOVATED THREE BEDROOMED
END TERRACE PROPERTY WITH OPEN VIEWS OVER RECREATION PARK TO
REAR SITUATED IN A POPULAR AND CONVENIENT LOCATION**



**133 KIRKBY ROAD
BARWELL LE9 8FR**

Offers In Excess Of £200,000

- Attractive Lounge To Front
- Modern Fitted Kitchen
- Two First Floor Double Bedrooms
- Second Floor Occasional Bedroom/Hobbies Room
- Lawned Good Sized Rear Garden
- Separate Dining Room
- Useful Cellar
- Contemporary Fitted Family Bathroom
- Ample Off Road Parking For Two Cars
- Open View To Rear Backing Onto Recreation Ground



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www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

This deceptively spacious and recently renovated end terrace property must be viewed to fully appreciate its flexible accommodation, wealth of quality fixtures and fittings.

The accommodation is over four floors enjoying attractive lounge to front with feature fireplace, separate dining room, well fitted kitchen and a useful cellar. On the first floor there are two double bedrooms and contemporary family bathroom. To the second floor there is good sized occasional bedroom/hobbies room. Outside the property has ample off road parking for two cars and a long lawned rear garden backing onto recreation ground.

It is situated in a popular residential location. Barwell village centre is approximately half mile away with its range of shops, schools and amenities. Commuting via the A47 Northern Perimeter Road to the A5, M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A (Freehold).

LOUNGE

having upvc double glazed bay window to front, parquet flooring, feature fireplace, central heating radiator, tv aerial point and fitted meter cupboard with shelving above.



LOUNGE



DINING ROOM

having newly fitted carpet, central heating radiator, central heating thermostat and upvc double glazed doors opening onto rear garden. Staircase to the first floor landing.



DINING ROOM



KITCHEN

having an attractive range of cream units including ample base units, drawers and wall cupboards, contrasting beech effect work surfaces and inset circular sink with matching drainer, ceramic tiled splashbacks, built in four ring ceramic hob with stainless steel cooker hood over, built in fan assisted oven and grill, space and plumbing for washing machine and dishwasher, gas fired boiler for central heating and domestic hot water, central heating radiator.



CELLAR

having power, light, central heating radiator and upvc double glazed window.

FIRST FLOOR LANDING



BEDROOM ONE

having range of fitted furniture including one corner, one double and one single wardrobes, feature cast iron fireplace, central heating radiator, newly fitted carpet and upvc double glazed window to front.



BEDROOM ONE



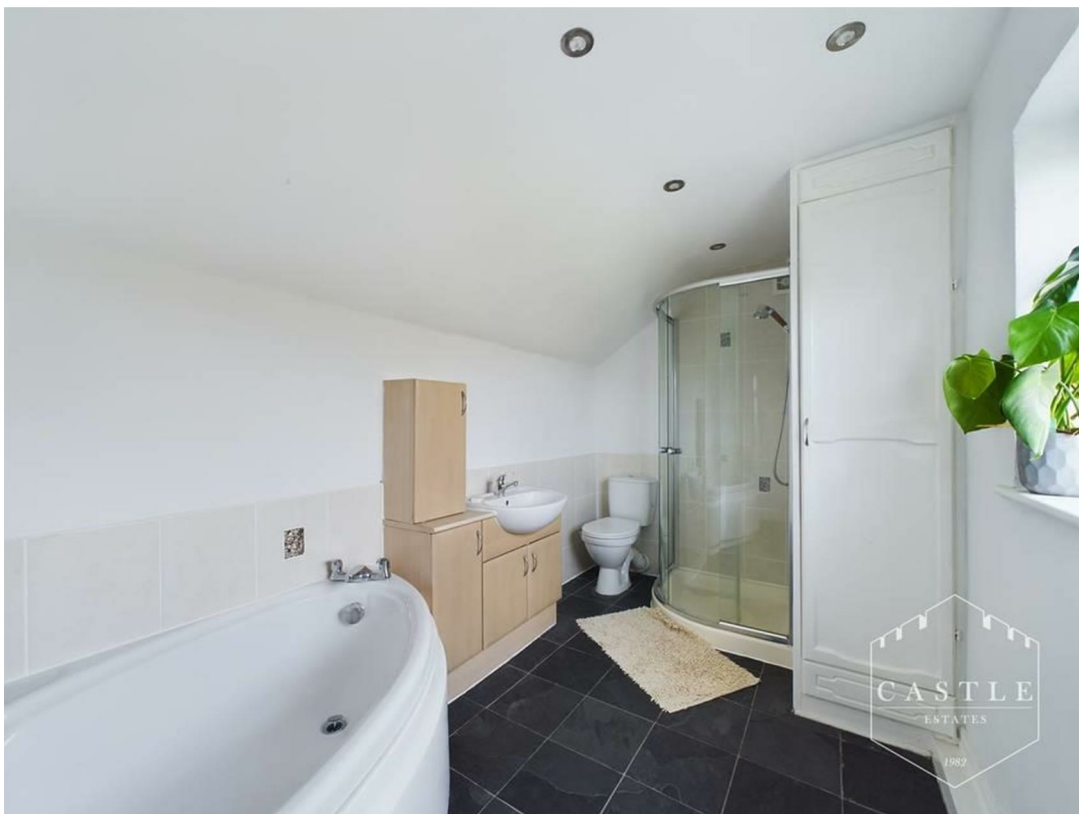
BEDROOM TWO

having central heating radiator, built in storage cupboard, newly fitted carpet and upvc double glazed window to rear.



BATHROOM

having large corner bath, vanity unit with wash hand basin, fully tiled shower cubicle with power shower over, chrome heated towel rail, ceramic tiled flooring, inset ceiling lighting and upvc double glazed window to side.



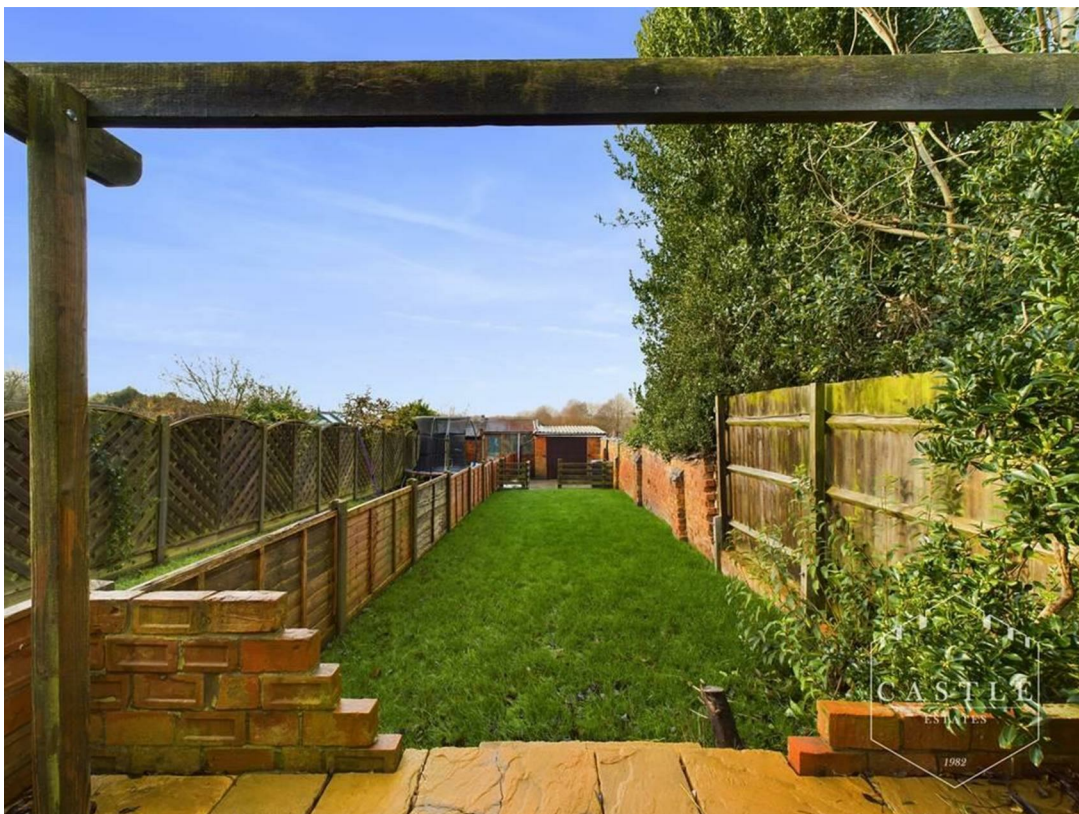
SECOND FLOOR OCCASIONAL BEDROOM/HOBBIES ROOM

having double glazed Velux roof light, newly fitted carpet and access to roof space.



OUTSIDE

There is direct vehicular access over a driveway with standing for two cars. A lawned rear garden with panel fencing and wall boundary, patio area, brick built workshop with lighting and outside power.




OUTSIDE

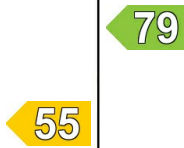


REAR VIEW - RECREATION PARK




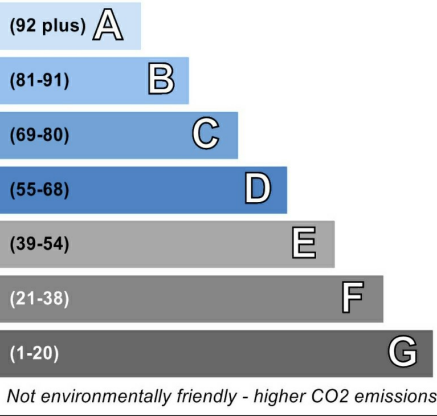
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
