

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED TWO BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH AMPLE PARKING AND GARAGE SITUATED IN A POPULAR VILLAGE LOCATION



2 THE GLEBE BARLESTONE CV13 0HD

Offers In The Region Of £220,000

- Entrance Vestibule
- Well Fitted Dining Kitchen
- Two Double Bedrooms
- Ample Off Road Parking
- Private Landscaped Rear Garden
- Spacious Lounge
- Conservatory
- Family Bathroom
- Garage & Utility Area With W.C.
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This beautifully presented and much improved semi detached family residence must be viewed to fully appreciate its wealth of quality fixtures and fittings.

The accommodation boasts entrance vestibule, spacious lounge, well fitted dining kitchen and upvc double glazed conservatory. To the first floor there are two double bedrooms and a family bathroom. Outside the property has ample off road parking, garage and converted utility/w.c. The rear garden is generally private and well landscaped.

Barlestone village centre is within walking distance with its range of shops, schools and amenities. Commuters will find Barlestone conveniently located just off the A447 making travelling to further afield 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 B (Freehold).

ENTRANCE VESTIBULE

having timber front door and window, fitted cupboard, central heating radiator and inner door to Lounge.

LOUNGE

14'1" x 13'9" (4.3m x 4.2m)

having feature fireplace with marble back and hearth, two central heating radiators, upvc double glazed window to front. Feature staircase to the First Floor Landing.



LOUNGE



DINING KITCHEN

13'9" x 8'6" (4.2m x 2.6m)

having an attractive range of cream Shaker style units including base units, drawers and wall cupboards, contrasting wood effect work surfaces and ceramic tiled splashbacks, inset single drainer sink with chrome mixer tap, space and plumbing for dishwasher, space for fridge freezer, space for oven, two central heating radiators, upvc double glazed window to rear and side door to Side Passageway. Double glazed sliding doors opening onto Conservatory.



DINING KITCHEN



DINING KITCHEN



CONSERVATORY

10'5" x 8'6" (3.2m x 2.6m)

having central heating radiator, wall mounted air conditioning unit, polycarbonate roof, upvc double glazed windows and door opening onto the rear garden.



FIRST FLOOR LANDING

having built in storage cupboard housing the Worcester Greenstar 2000 combination boiler (fitted June 2022).

BEDROOM ONE

10'9" x 10'5" (3.30m x 3.20m)

having central heating radiator, built in wardrobes with radiator, coved ceiling and upvc double glazed window to front.



BEDROOM TWO

11'5" x 7'6" (3.5m x 2.3m)

having central heating radiator, coved ceiling and upvc double glazed window to rear.



BATHROOM

6'2" x 5'10" (1.9m x 1.8m)

having white suite including large corner bath with chrome shower over, low level w.c., vanity unit with wash hand basin, half panelled walls, white ladder style heated towel rail, LED lighting and central heating radiator.



OUTSIDE

There is direct vehicular access over a tarmac driveway with space for two cars leading to GARAGE (6m x 2.5m) with up and over door, power and light. UTILITY SPACE (2.5m x 1.8) having inset sink with mixer tap, space and plumbing for washing machine, built in drawers, cupboards and w.c. Side pedestrian access to a fully enclosed rear garden with PERGOLA AREA, well fenced boundaries, patio and decked areas, gravelled area with raised beds and mature shrubs.





OUTSIDE



UTILITY AREA



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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 (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
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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
