

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH AMPLE OFF ROAD PARKING AND A LARGE PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



**33 BYRON STREET
BARWELL LE9 8FE**

Offers In The Region Of £235,000

- Entrance Hall
- Attractive Lounge
- Separate Dining Room
- Modern Kitchen
- Separate W.C.
- Three Good Sized Double Bedrooms
- Family Shower Room
- Ample Off Road Parking
- Large Private Rear Garden
- Popular & Convenient Residential Location



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This spacious semi detached family residence stands on a good sized plot with ample off road parking and a large private rear garden. Viewing is essential.

The accommodation boasts entrance hall, attractive lounge, separate dining room, modern fitted kitchen and separate w.c. To the first floor there are three good sized bedrooms and a family shower room.

It is located within easy distance of Barwell town centre with its shops, schools and amenities. Commuting via the A47 Northern Perimeter Road to the A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. It is also well placed for local parks and countryside.

The property has the benefit of solar panels and more specifically the gas fired centrally heated and upvc double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

4'11" x 3'7" (1.5m x 1.1m)

having upvc double glazed front door and central heating radiator.

LOUNGE

18'0" x 11'1" (5.5m x 3.4m)

having feature stone fireplace with living flame gas fire and inset lighting, two central heating radiators, upvc double glazed window to front and upvc double glazed French doors opening onto the rear garden.



LOUNGE



DINING ROOM

11'1" x 10'2" (3.4m x 3.1m)

having central heating radiator, feature fireplace with electric fire, upvc double glazed window to front and sliding door to Kitchen.



KITCHEN

10'9" x 7'6" (3.3m x 2.3m)

having good range of fitted units including base units, drawers and wall cupboards, contrasting marble effect work surfaces and ceramic tiled splashbacks, inset sink with chrome mixer tap, built in double oven, gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, space and plumbing for washing machine, useful under stairs storage cupboard and sliding door to Rear Porch.



KITCHEN



KITCHEN



REAR PORCH

3'7" x 3'3" (1.1m x 1m)
having upvc double glazed door to rear garden.

SEPARATE W.C.

3'7" x 3'11" (1.1m x 1.2m)

having low level w.c. and pedestal wash hand basin with chrome tap.

FIRST FLOOR LANDING

9'6" x 5'6" (2.9m x 1.7m)

having built in airing cupboard housing combi boiler (fitted January 2024) and access to the roof space.

BEDROOM ONE

12'1" x 11'1" (3.7m x 3.4m)

having central heating radiator, built in wardrobes, built in storage cupboard and two upvc double glazed windows to front.



BEDROOM TWO

11'1" x 8'10" (3.4m x 2.7m)

having built in wardrobes, drawers and wall cupboards, central heating radiator and two upvc double glazed windows to front.



BEDROOM THREE

8'2" x 7'6" (2.5m x 2.3m)

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



SHOWER ROOM

7'6" x 5'2" (2.3m x 1.6m)

having low level w.c., shower cubicle with chrome shower over, pedestal wash hand basin, LED lighting, chrome ladder style heated towel rail, oak effect laminated flooring, mirror fronted cabinet and ceramic tiled walls.



SHOWER ROOM



OUTSIDE

There is direct vehicular access over a stone driveway with standing for several cars. Solar panelling to the roof. Pedestrian access to a large private rear garden with patio area, lawns, vegetable area, well fenced boundaries. BRICK BUILT WORKSHOP/SHED.



OUTSIDE




OUTSIDE




OUTSIDE



Energy Efficiency Rating

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

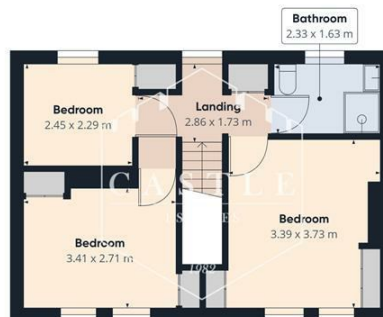
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Floor 0 Building 1



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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
