

CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOM FAMILY HOME SITUATED IN A QUIET LOCATION WITH OFF ROAD PARKING AND COUNTRYSIDE VIEWS TO REAR



6 IVENS CLOSE BARWELL LE9 8LR

Offers In The Region Of £280,000

- COUNTRYSIDE VIEWS TO REAR
- COSY LOUNGE
- QUITE LOCATION
- ENSUITE BATHROOM
- OFF ROAD PARKING
- SPACIOUS BREAKFAST KITCHEN
- OFFICE/PLAYROOM
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



DESCRIPTION

Welcome to this charming terraced house located in the peaceful Ivens Close, Barwell, Leicester. This delightful property boasts stunning countryside views to the rear, offering a tranquil and picturesque setting for you to enjoy.

As you arrive, you'll be pleased to find off-road parking, ensuring convenience and ease for you and your family. Step inside this lovely three-bedroom family home and be greeted by a spacious interior that is perfect for creating lasting memories.

The highlight of this property is the good-sized breakfast kitchen, ideal for whipping up delicious meals and enjoying quality time with loved ones. Imagine waking up to the smell of freshly brewed coffee and the sound of birds chirping outside your window.

Situated in a quiet location, this home provides a peaceful retreat from the hustle and bustle of everyday life. Whether you're relaxing in the cosy living room or taking in the beautiful views from the rear of the property, you'll feel a sense of serenity that is hard to come by.

Don't miss out on the opportunity to make this house your home. Embrace the tranquillity, space, and comfort that this property has to offer. Contact us today to arrange a viewing and start envisioning your future in this wonderful abode.

Included in the sale of the property is some furnishings; carpets, curtains, blinds and light fittings as seen as well as American style fridge freezer, washing machine and dishwasher in the kitchen. 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 C (Freehold).

ENTRANCE HALLWAY

Door to front leading through to an impressive entrance hallway, stairs leading to the first floor landing with under stairs storage, tv and broadband points, window to the front elevation.



LOUNGE

14'4" x 12'6" (4.39 x 3.82)

Large double doors leading onto the rear garden, media wall with tv bracket built in, tv point and gas fired central heating radiator.



BREAKFAST KITCHEN

14'3" max x 18'3" max (4.36 max x 5.58 max)

Good size breakfast kitchen with a range of wall and base units with worksurfaces, inset sink and drainer with mixer tap, electric oven and four ring gas hob with extractor fan above, dishwasher, American style fridge freezer and washing machine included, further island unit with seating. LED feature spotlights, gas fired central heating radiator, window to the front elevation and two doors leading onto the rear garden. Door leading to Utility room.



UTILITY ROOM

9'8" x 7'1" (2.96 x 2.17)

Further base and wall units with worksurfaces and inset sink and drainer, space and plumber for a washing machine, window to front, Worcester boiler, central heating radiator. Access to WC & Office/Playroom.



CLOAKROOM/ WC

7'1" x 3'8" (2.16 x 1.14)

Low level WC, Corner wash hand basin, radiator, window to rear with obscure glass.



PLAYROOM/OFFICE

10'0" x 8'4" (3.05 x 2.55)

Doors leading to the rear of the property and a door leading through to the garage/storage space.



FIRST FLOOR LANDING

Stairs leading to the first floor landing.

MASTER BEDROOM

10'6" x 10'6" (3.21 x 3.22)

Window to the rear, radiator, TV point, window to rear, door leading through to en-suite bathroom



EN-SUITE BATHROOM

3'11" x 8'11" (1.20 x 2.74)

Low level WC, wash hand basin, double tray shower with mains rain shower plus the attachments and a chrome heated ladder towel rail.



BEDROOM TWO

7'1" x 9'7" (2.17 x 2.94)

Window to the front and side elevation and gas fired central heating radiator.



BEDROOM THREE

7'4" x 5'11" (2.26 x 1.82)

Window to the front and radiator.



BATHROOM

7'4" x 5'6" (2.25 x 1.69)

Low level WC, Wash hand basin, White panelled bath with shower screen and shower attachments, radiator, LED feature spotlights and extractor fan.




OUTSIDE


To the front of the property there is off road parking leading to an up and over door which has space for storage. To the rear of the property there is a private rear garden with a stoned area leading to a lawned garden with mature borders and fenced boundaries. Countryside views to rear!



Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 72 | 83 |
| England & Wales | EU Directive 2002/91/EC  | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
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| (81-91) B | | |
| (69-80) C | | |
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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
