

CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOMED FAMILY RESIDENCE WITH GARAGE ON BLOCK AND A PRIVATE REAR GARDEN SITUATED IN A POPULAR VILLAGE LOCATION



**100 MANOR ROAD
BARLESTONE CV13 0HB**

Offers In Excess Of £210,000

- NO CHAIN - VIEWING ESSENTIAL
- Spacious Lounge
- Two Double Bedrooms & Further Good Sized Bedroom
- Garage On Block
- Entrance Hall
- Recently Refitted Kitchen
- Modern Wet Room
- Easy To Maintain Gardens



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VIEWING

By arrangement through the Agents.

DESCRIPTION

**** NO CHAIN **** This well presented family residence must be viewed to fully appreciate its wealth of quality fixtures and fittings. The accommodation boasts entrance hall, attractive lounge and a recently fitted dining kitchen. To the first floor there are two double bedrooms, further good sized bedroom and a modern wet room. Outside the property has easy to maintain gardens to front and rear, as well as the extra benefit of a garage on block.

It is situated in a popular and quiet village location, convenient for its amenities including shops and school. Commuting via the A447 to Hinckley, Ibstock, Ashby and via the motorway connections to further afield is very good indeed.

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

COUNCIL TAX BAND & TENURE

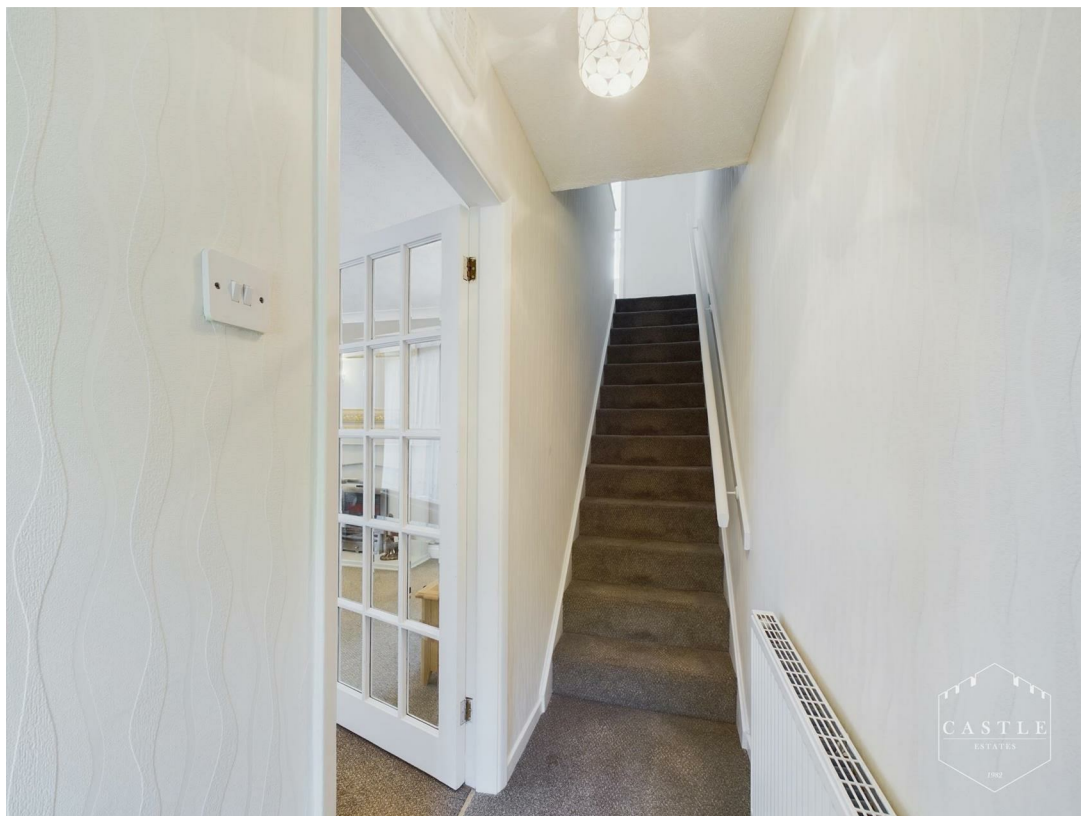
Hinckley and Bosworth Borough Council - Band A (Freehold).

ENTRANCE HALL

having upvc double glazed front door with leaded lights, central heating radiator, fitted cupboard and staircase to the First Floor Landing.



ENTRANCE HALL



LOUNGE

13'9" x 12'9" (4.2m x 3.9m)

having feature Minster style fireplace with electric fire, marble surround and hearth, tv aerial point, coved ceiling, central heating radiator and upvc double glazed window to front.



LOUNGE



DINING KITCHEN

17'4" x 9'10" (5.3m x 3m)

having an attractive range of light grey gloss units including base units, drawers and wall cupboards, marble effect work surfaces and inset sink with chrome mixer tap, contrasting ceramic tiled splashbacks, built in electric oven, glass hob with four gas burners, integrated fridge freezer and washing machine, grey wood effect flooring, central heating radiator, breakfast bar, LED lighting, understairs storage cupboard, upvc double glazed window and door opening onto rear garden.



DINING KITCHEN



DINING KITCHEN



FIRST FLOOR LANDING
having access to the roof space.

BEDROOM ONE

12'9" x 9'10" (3.9m x 3m)

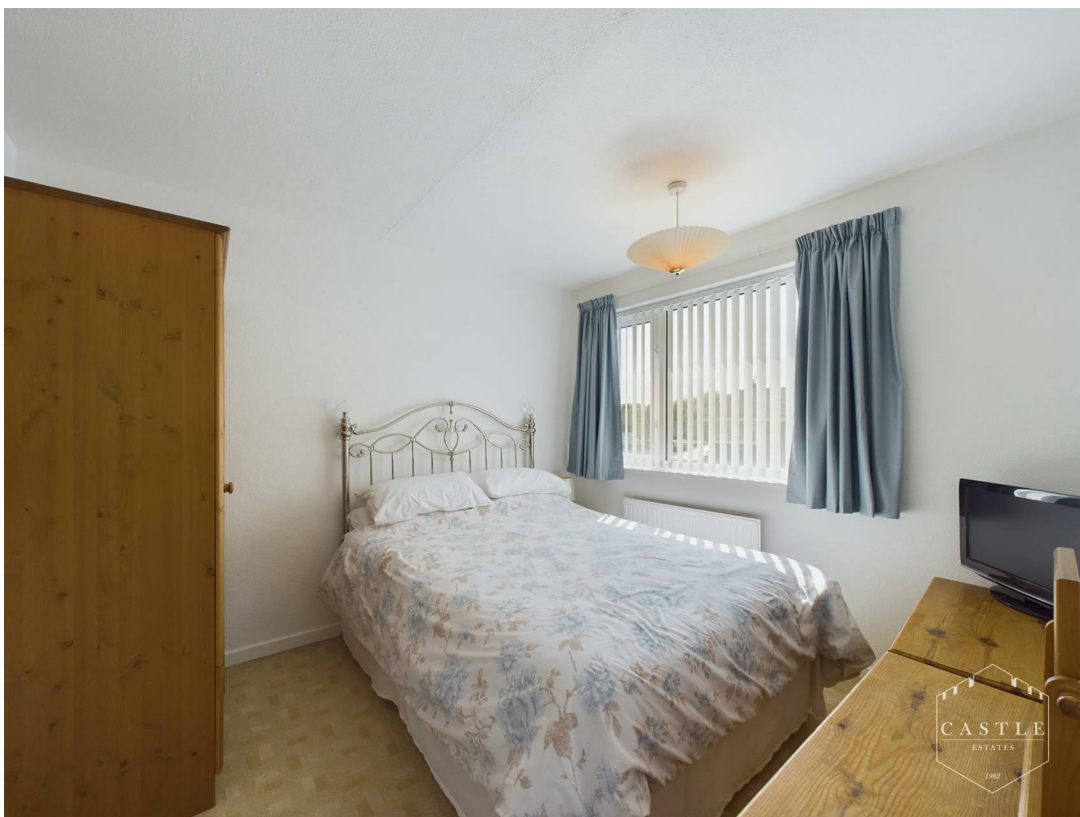
having fitted wardrobes and cupboards, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

9'10" x 9'2" (3m x 2.8m)

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



BEDROOM THREE

9'10" x 6'10" (3m x 2.1m)

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



WET ROOM

having walk in shower area with shower over and seat, vanity unit with wash hand basin with chrome mixer tap, low level w.c., built in storage cupboards, wall mounted mirror, ladder style heated towel rail, LED lighting. fully tiled walls and flooring.



WET ROOM



OUTSIDE


There is a lawned foregarden. GARAGE on block. A private hard landscaped rear garden with well fenced boundaries and raised flower beds.




OUTSIDE

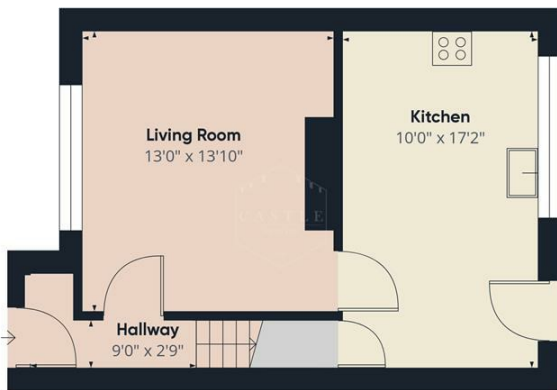
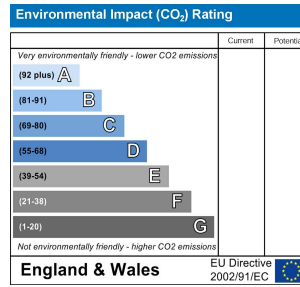
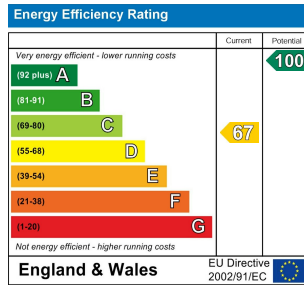


Energy Efficiency Rating

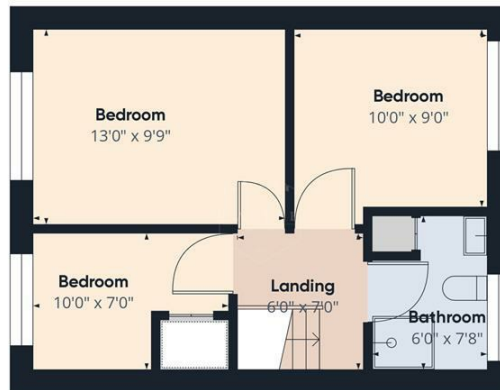
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾
757.78 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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
