

CASTLE ESTATES

1982

A WELL PRESENTED THREE/FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH GARAGE ON BLOCK TO REAR SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



**59 STAPLETON LANE
BARWELL LE9 8HE**

Offers In The Region Of £240,000

- Entrance Hall
- Well Fitted Kitchen
- Three Further Good Sized Bedrooms
- Parking To Front & Garage On Block To Rear
- Popular & Convenient Location
- Attractive Lounge
- Ground Floor Bedroom With Ensuite
- Family Bathroom
- Easy To Maintain Rear Garden
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This well presented semi detached family residence enjoys many attractive features and viewing is highly recommended.

The accommodation consists of an entrance hall, attractive lounge, well fitted kitchen and a ground floor bedroom with ensuite shower room. To the first floor there are three further good sized bedrooms and a family bathroom. Outside the property has off road parking to the front, garage on block to the rear and an easy to maintain garden.

It is situated in a non estate location a short distance away from open countryside. Barwell village centre is within easy walking distance with its local shops, schools and amenities including local post office, bus service, Co-Op convenience store and doctors. Commuting via the A47 Northern Perimeter Road is also good allowing travelling to Leicester, Coventry, Birmingham and other surrounding urban areas via the A5 and M69 junctions.

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 HALL

having upvc double glazed front door and side windows, central heating radiator and wood effect flooring. Staircase to the First Floor Landing.



LOUNGE

12'11" x 11'6" (3.94m x 3.51m)

having feature fireplace with gas fire, coved ceiling, tv aerial point, central heating radiator and upvc double glazed window to front. Archway to Kitchen.



LOUNGE



KITCHEN

9'11" x 9'3" (3.03m x 2.84m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap and drainer, ceramic tiled splashbacks, space and plumbing for washing machine, built in electric oven with four ring gas hob and extractor hood over, integrated fridge freezer, breakfast bar, upvc double glazed window to rear and upvc double glazed door to Garden.



GROUND FLOOR BEDROOM

12'2" x 9'8" (3.71m x 2.96m)

having range of fitted wardrobes and side cabinets, central heating radiator and upvc double glazed window to side.



SHOWER ROOM/ENSUITE

9'10" x 8'10" (3m x 2.71m)

having modern suite including fully tiled corner shower cubicle with mains fed shower over, low level w.c., vanity unit with bowl sink and mixer tap, ceramic tiled splashbacks, white designer central heating radiator and wood effect flooring. Leading through Bedroom.



FIRST FLOOR LANDING

having access to the fully insulated and part boarded roof space.

BEDROOM ONE

12'7" x 8'0" plus wardrobe space (3.84m x 2.45m plus wardrobe space)

having range of fitted wardrobes with mirrored fronts, tv aerial point, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

10'3" x 10'3" (3.14m x 3.14m)

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



BEDROOM THREE

8'3" x 8'0" (2.53m x 2.44m)

having central heating radiator, laminated flooring and upvc double glazed window to front.



BATHROOM

7'11" x 5'8" (2.42m x 1.73m)

having low level w.c., wash hand basin, panelled bath with shower screen and electric shower over, ceramic tiled walls, central heating radiator and upvc double glazed window to rear with obscure glass.



OUTSIDE

There is tarmac driveway with off road parking for a car. A fully enclosed, small and low maintenance garden with decked area, slabbed area and fenced boundaries. Rear vehicular access to a GARAGE ON BLOCK



OUTSIDE




OUTSIDE




GARAGE ON BLOCK



Energy Efficiency Rating

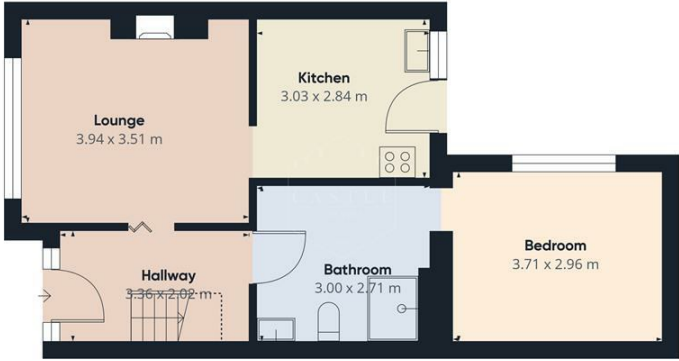
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

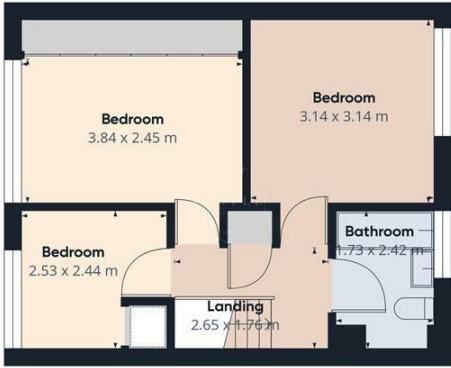
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Floor 0



Floor 1

Approximate total area⁽¹⁾
85.38 m²
Reduced headroom
1.32 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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
