

# CASTLE ESTATES

1982

**A TRADITIONAL BAY FRONTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON GOOD SIZED PLOT WITH OPEN COUNTRYSIDE VIEWS TO FRONT AND REAR SITUATED IN A POPULAR NON ESTATE RESIDENTIAL LOCATION**



**112 HINCKLEY ROAD  
BARWELL LE9 8DN**

**Offers In The Region Of £260,000**

- NO CHAIN - VIEWING ESSENTIAL
- Entrance Hall
- Well Fitted Kitchen
- Two Double Bedrooms & Further Good Sized Bedroom
- Ample Off Road Parking
- SIZEABLE PLOT WITH OPEN COUNTRYSIDE VIEWS
- Spacious Lounge/Dining Room
- Downstairs W.C.
- Family Bathroom
- Fantastic Rear Garden With Open Countryside Views



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This delightful semi-detached house is a true gem waiting to be discovered. Boasting two inviting reception rooms, kitchen, useful lean to passageway, three good sized bedrooms, and a family bathroom.

The standout feature of this lovely home is the sizeable plot with open countryside views to front and rear, ample off road parking being set well back from the road.

Don't miss out on the opportunity to make this charming house your own and enjoy the convenience and comfort it has to offer. Book a viewing today and step into your future home on Hinckley Road.

## COUNCIL TAX BAND & TENURE

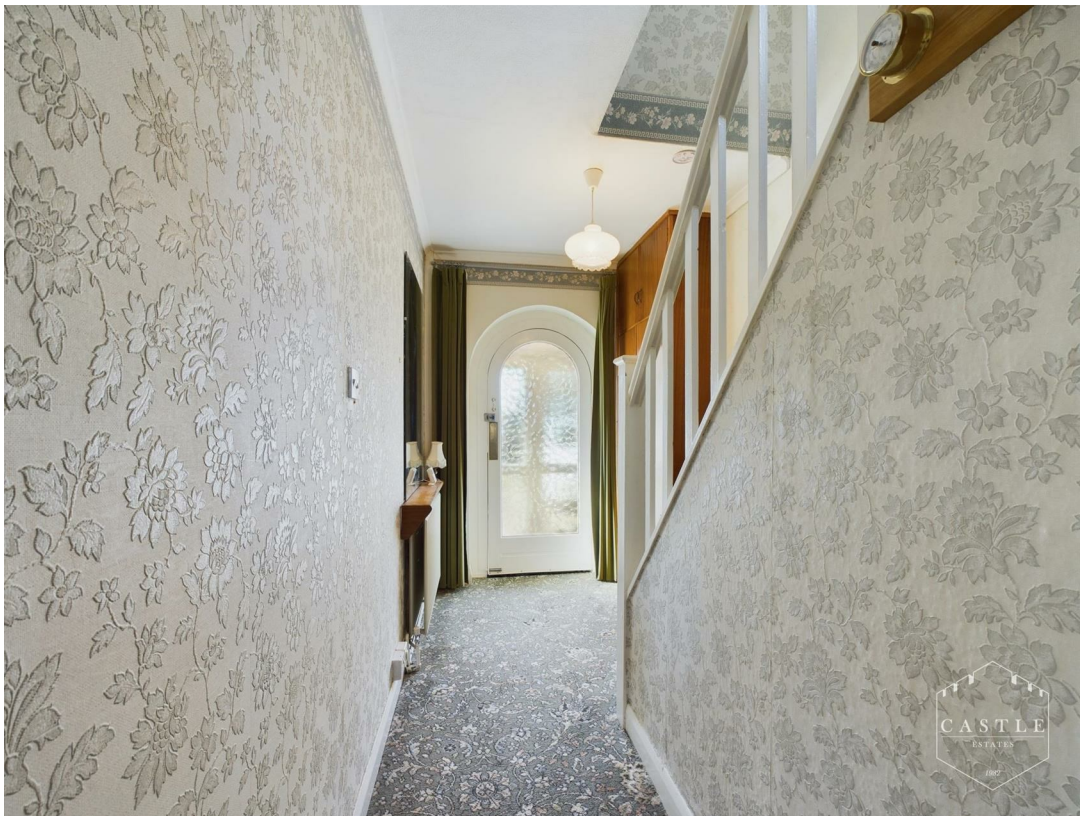
Hinckley and Bosworth Borough Council - Band B (Freehold).

## ENTRANCE PORCH

Leading to Hall.

## HALL

having arched door, central heating radiator, coved ceiling and staircase to the First Floor Landing.





**HALL**



**DOWNSTAIRS W.C.**

having low level w.c., small wash hand basin with chrome tap and fitted cupboards.



### LOUNGE/DINING ROOM

having upvc double glazed bay window to front with open countryside views, feature brick fireplace with living flame gas fire, central heating radiator, tv aerial point and covered ceiling. Archway to Dining Area.



### LOUNGE/DINING ROOM

having central heating radiator, covered ceiling, window looking into Kitchen and door opening to Kitchen.





**LOUNGE/DINING ROOM**



**KITCHEN**

having range of base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset drainer sink with chrome mixer tap, space and plumbing for washing machine, space for fridge, central heating radiator, pantry store with space for additional fridge freezer and upvc double glazed windows to rear with views over garden.





**KITCHEN**



**LEAN TO PASSAGEWAY**

having polycarbonate roof, light and power points. Doors to front and rear.





## FIRST FLOOR LANDING

having access to the roof space.



## BEDROOM ONE

having fitted furniture including wardrobes, bedside cabinets and cupboards, central heating radiator, upvc double glazed bay window to front with open countryside views.



## BEDROOM TWO

having fitted furniture including wardrobes, dressing area with fitted shelving and drawers, central heating radiator and upvc double glazed window to rear with views over open countryside.



## BEDROOM THREE

having central heating radiator, built in gas fired boiler for central heating and domestic hot water (approximately two years old), upvc double glazed window to rear with views over open countryside.





**BATHROOM**

having panelled bath with electric shower over, low level w.c., wash hand basin, ceramic tiled splashbacks, vinyl flooring and upvc double glazed window with obscure glass.



## OUTSIDE

OPEN COUNTRYSIDE VIEWS TO FRONT AND REAR. There is direct vehicular access over a sizeable tarmac driveway with ample off road parking. A lawned front garden with shrubs. Lean to Passageway leading to a very good sized, private and mature rear garden with patio area, mature trees, flower borders and well fenced boundaries. Summer House with power and light. Vegetable Plot with greenhouse and garden shed. Not overlooked from the rear.



## OUTSIDE



OUTSIDE



OUTSIDE





**OUTSIDE**




**OUTSIDE - SUMMER HOUSE**






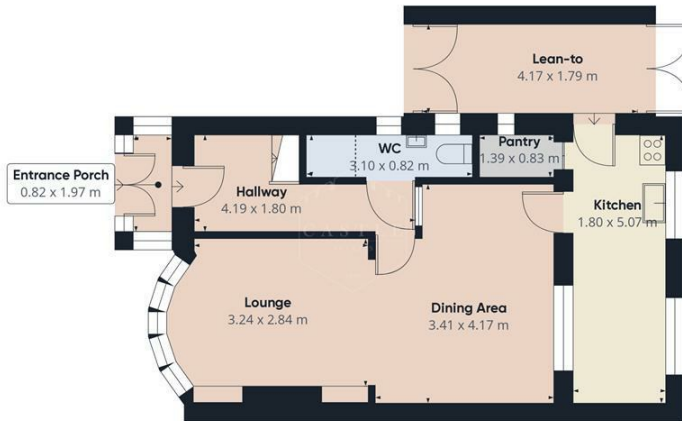
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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			EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
83.02 m<sup>2</sup>  
Reduced headroom  
0.71 m<sup>2</sup>

(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

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