

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE IN NEED OF MODERNISATION STANDING ON A LARGE CORNER PLOT SITUATED IN A POPULAR RESIDENTIAL LOCATION



**42 BARWELL LANE
HINCKLEY LE10 1SS
Guide Price £325,000**

- NO CHAIN -
- Hall With Cloakroom & Separate w.c.
- Spacious Lounge
- Useful Study
- Family Bathroom
- EXCELLENT POTENTIAL FOR EXTENSION/IMPROVEMENT
- Kitchen
- Conservatory
- Three Good Sized Bedrooms
- Sizeable Plot With Parking & Garage



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VIEWING

By arrangement through the Agents.

DESCRIPTION

****NO CHAIN - IN NEED OF MODERNISATION**** Welcome to this spacious detached house located on Barwell Lane in Hinckley! This property boasts entrance hall with cloakroom and separate w.c., useful study, spacious lounge/dining room, kitchen, three good sized bedrooms, and a bathroom, making it an ideal family home.

Situated on a large private plot, this house offers fantastic potential for further extension and improvement, subject to local planning consents. The absence of a chain makes the purchasing process smoother and quicker for potential buyers.

Imagine the possibilities this property holds - from creating additional living space to designing your dream kitchen or adding a beautiful garden room. The spacious private plot provides ample room for further improvement.

Don't miss out on the opportunity to own a home with such great potential in a popular location. Contact us today to arrange a viewing.

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

having upvc double glazed door to front and side windows with obscure glass. Wooden door with obscure glass leading to Hall.

HALL

having central heating radiator and central heating thermostat. Staircase to the First Floor Landing.



CLOAKROOM

7'10" x 4'2" (2.4m x 1.29m)

having gas fired boiler for central heating and domestic hot water, central heating radiator and circular window with obscure glass to front.

SEPARATE W.C.

5'1" x 3'8" (1.55m x 1.12m)

having low level w.c., corner wash hand basin, central heating radiator and upvc double glazed window to rear.



KITCHEN

13'5" x 13'5" (4.11m x 4.10m)

having range of fitted units including base units, drawers and wall cupboards, contrasting roll top work surfaces and inset stainless steel sink with mixer tap and drainer, five gas hob with cooker hood over, built in electric oven and microwave, built in dishwasher, central heating radiator, storage cupboard, upvc double glazed windows to side and rear. Door to Lounge/Dining Room.



KITCHEN



LOUNGE/DINING ROOM

20'9" x 13'5" (6.33m x 4.09m)

having fireplace with gas fire, tv aerial point, wall light points, two central heating radiators, upvc double glazed window to front and upvc double glazed sliding doors to Conservatory.



LOUNGE/DINING ROOM



CONSERVATORY

7'10" x 9'6" (2.39m x 2.90m)

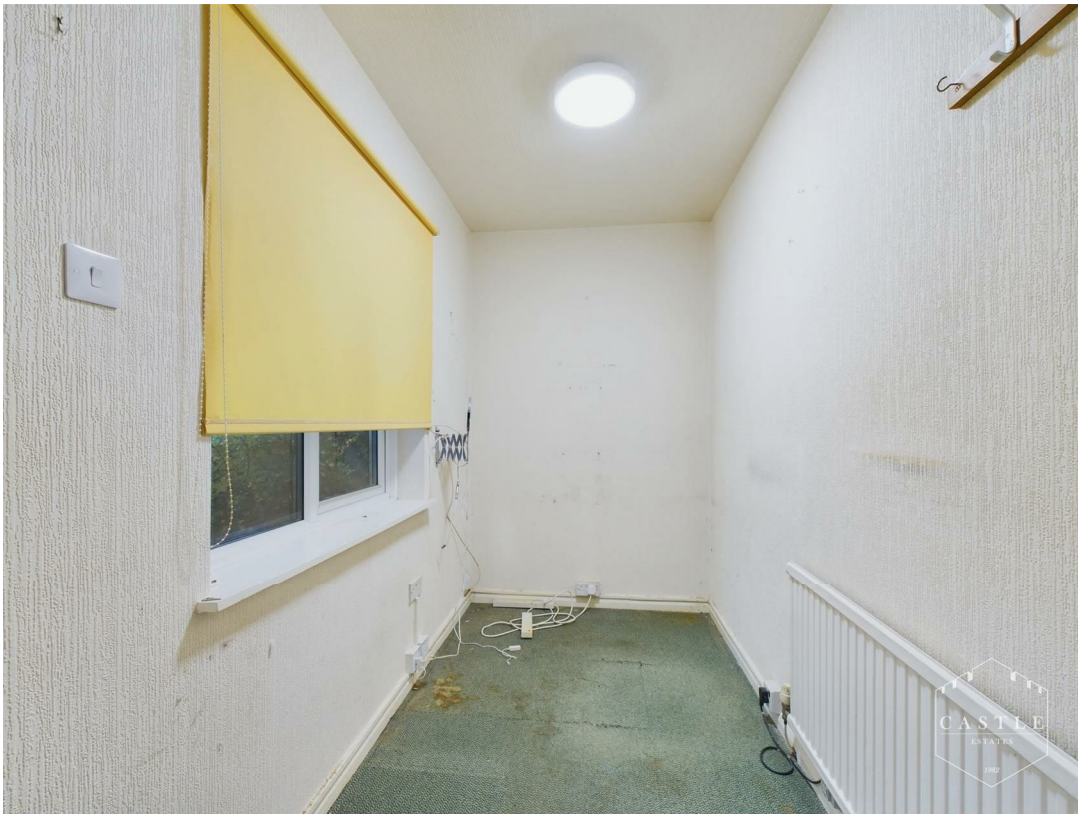
having upvc double glazed windows and sliding door opening onto rear garden.



STUDY

8'9" x 5'1" (2.68m x 1.55m)

having central heating radiator, broadband point and upvc double glazed window.



FIRST FLOOR LANDING

having access to the part boarded roof space and upvc double glazed window with obscure glass to side.

BEDROOM ONE

13'5" x 11'6" (4.09m x 3.53m)

having central heating radiator, tv aerial point, two upvc double glazed windows to side and front.



BEDROOM TWO

10'2" x 9'1" - 11'2" x 8'9" (3.10m x 2.79m - 3.42m x 2.69m)

being in two sections having two central heating radiators and upvc double glazed window to front.



BEDROOM TWO



BEDROOM THREE

10'2" x 5'5" - 11'1" x 8'9" (3.10m x 1.66m - 3.39m x 2.67m)

being in two sections having two central heating radiators and upvc double glazed windows to side and rear.



BEDROOM THREE



SHOWER ROOM

7'8" x 5'6" (2.34m x 1.68m)

having low level w.c., wash hand basin, shower cubicle with mains fed shower over, central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass to rear.




OUTSIDE


There is direct vehicular access over a driveway leading to a DETACHED GARAGE. Sectioned off garden area and a further sizeable side and rear gardens.

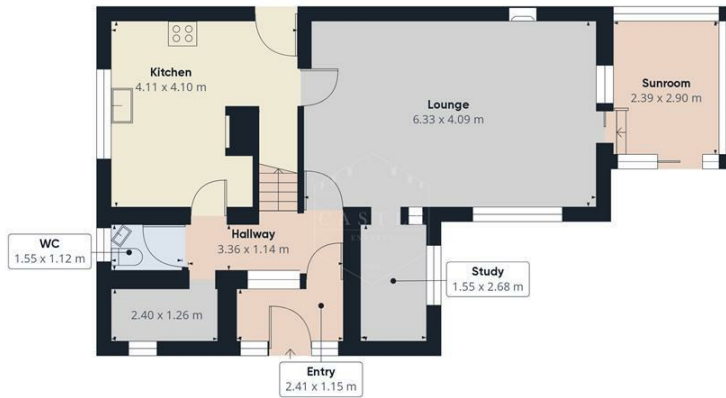
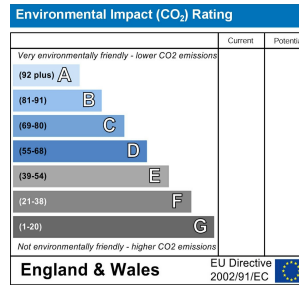
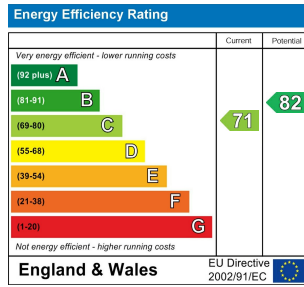


Energy Efficiency Rating

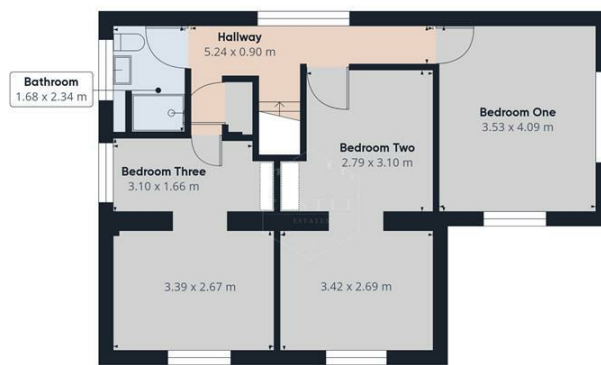
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



Floor 0



Floor 1

Approximate total area⁽¹⁾
123.78 m²

(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.

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
