

CASTLE ESTATES

1982

A SPACIOUS AND WELL APPOINTED THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH DRIVEWAY, GARAGE AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



9 ADCOTE CLOSE BARWELL LE9 8DT

Offers In Excess Of £280,000

- Entrance Hall
- Good Sized Dining Area
- Two Double Bedrooms & Further Good Sized Bedroom
- Ample Parking, Carport & Garage
- Popular & Convenient Location
- Attractive Lounge
- Spacious Kitchen
- Modern Shower Room
- Lawned Foregarden & Private Rear Garden
- VIEWING ESSENTIAL - EXCELLENT POTENTIAL FOR EXTENSION



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**** Viewing Essential **** This spacious detached house presents an excellent opportunity for families and individuals alike with great potential for further improvement and extension (subject to local planning consents).

The accommodation enjoys entrance hall, attractive lounge, spacious dining room and kitchen. To the first floor there are two double bedrooms, further good sized bedroom and a modern shower room.

One of the standout features of this property is the generous private plot with great scope for extension to both sides of the property having ample off road parking, carport and garage. The gardens are laid to lawn and being very private to the rear.

It is situated in a popular and convenient location, ideal for all local shops, schools and amenities. Those needing to commute will find the A47, A5 and M69 junctions close by making travelling to further afield very good.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

having upvc front door and upvc double glazed side window with obscure glass, wood panelled walls and central heating radiator. Staircase to First Floor Landing.



LOUNGE

15'8" x 11'9" (4.8m x 3.6m)

having feature brick fireplace, tv plinth and gas fire, beamed ceiling and beams, central heating radiator and upvc double glazed window to front. Opening through to Dining Area.



LOUNGE



DINING ROOM

19'4" x 8'2" (5.9m x 2.5m)

having central heating radiator, feature beamed ceiling, upvc double glazed window to rear and upvc double glazed sliding door opening onto rear garden. Glass double doors leading through to Kitchen.



DINING ROOM



DINING ROOM



DINING ROOM



KITCHEN

18'8" x 8'6" (5.7m x 2.6m)

having range of fitted units including base units, drawers and wall cupboards, work surfaces, inset sink with mixer tap and ceramic tiled splashbacks, built in double oven, gas hob, space and plumbing for washing machine, space for fridge freezer, wood panelled wall and ceiling, central heating radiator, herringbone style vinyl flooring, pantry cupboard, upvc double glazed window to rear and upvc double glazed door opening onto Carport.



KITCHEN



KITCHEN



FIRST FLOOR LANDING

having upvc double glazed window to side with obscure glass, built in cupboard housing the gas fired combination boiler for central heating and domestic hot water.



BEDROOM ONE

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

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



BEDROOM TWO

10'9" x 9'2" (3.3m x 2.8m)

having built in wardrobes, central heating radiator and upvc double glazed window to side.



BEDROOM THREE

8'6" x 6'2" (2.6m x 1.9m)

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



BEDROOM THREE



SHOWER ROOM

having modern suite including double shower cubicle with chrome shower over, low level w.c., vanity unit with wash hand basin with chrome mixer tap, chrome ladder style heated towel rail, panelled walls and ceiling, upvc double glazed window with obscure glass.



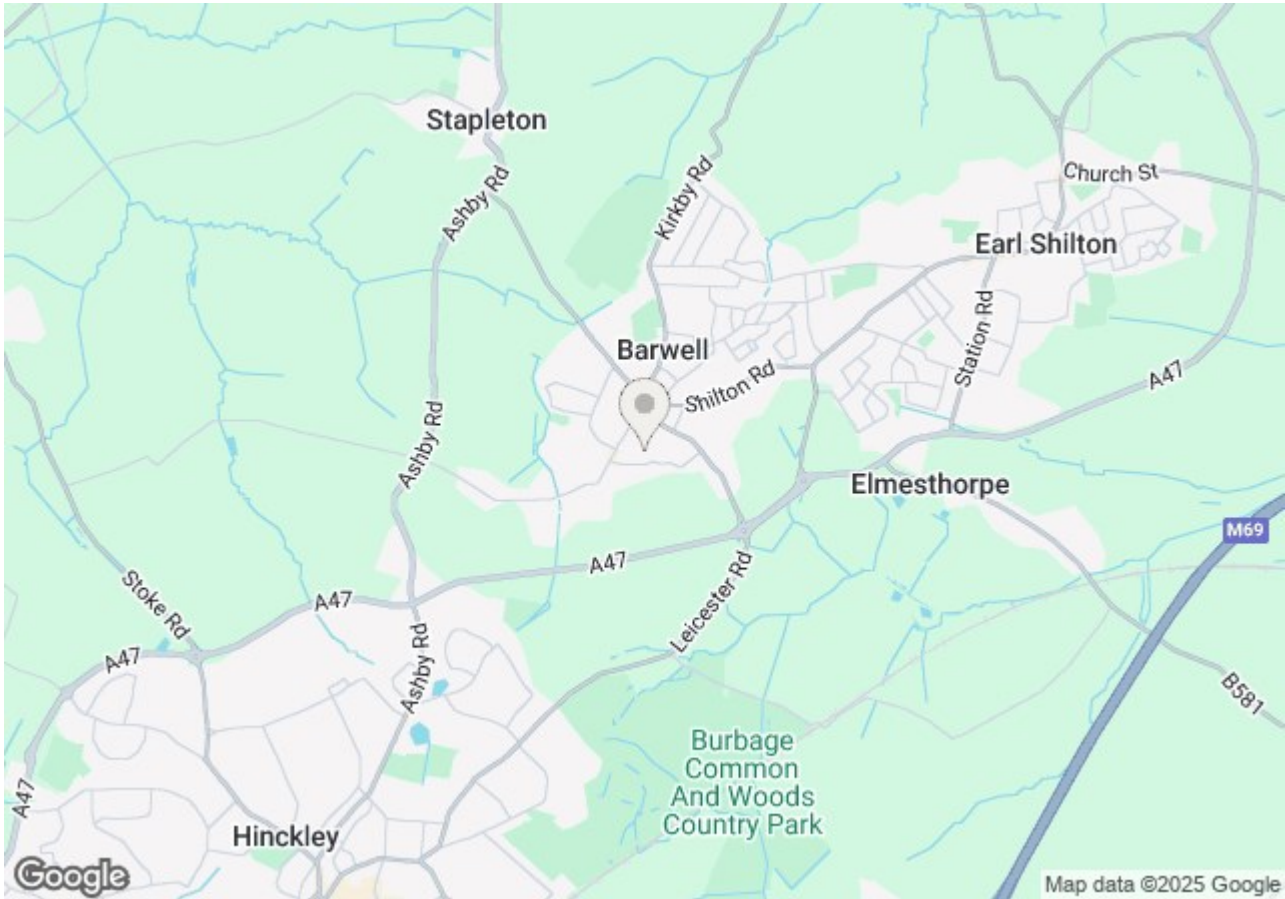
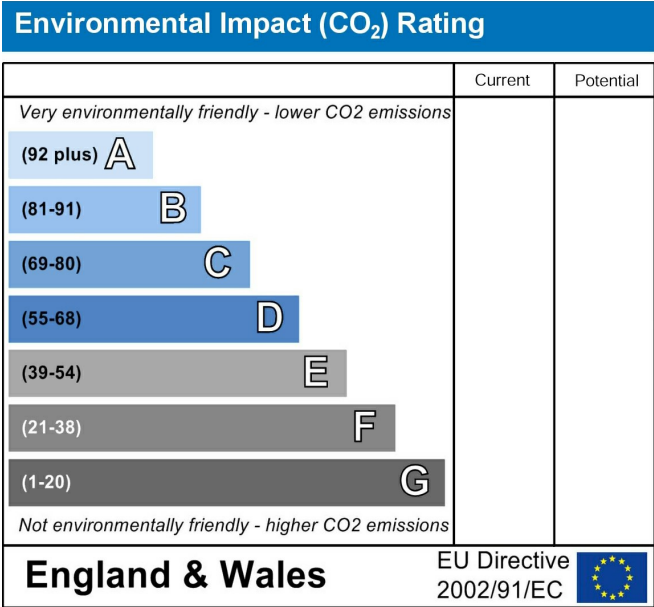
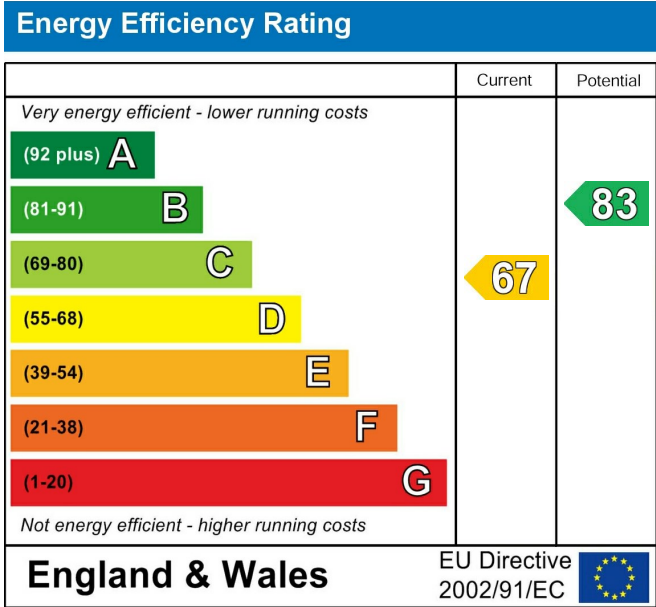
OUTSIDE

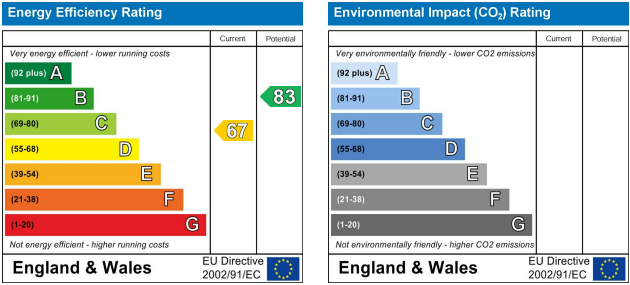
There is direct vehicular access over a driveway with standing for several cars leading to CARPORT and GARAGE with up and over door, power and light. Gate leading to a good sized private wrap around garden with patio area, lawn, flower borders, well fenced and hedged boundaries and summer house. Not overlooked from the rear.



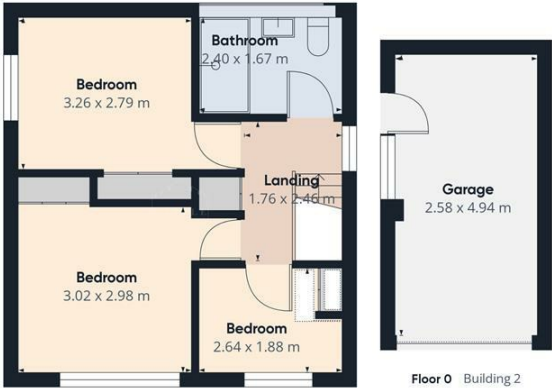
OUTSIDE







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
99.24 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.

GIRAFFE 360

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
