

CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED SEMI DETACHED PROPERTY
STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR AND CONVENIENT
LOCATION**



**43 BYRON STREET
BARWELL LE9 8FE**

Offers In The Region Of £260,000

- Entrance Hall
- Upvc Double Glazed Sun Room
- Three Good Sized Bedrooms
- Off Road Parking
- Popular & Convenient Location
- Attractive Lounge
- Contemporary Fitted Dining Kitchen
- Modern Family Bathroom
- Sizeable Lawned Rear Garden
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** This well presented semi detached family residence stands on a good sized plot with off road parking and a large private rear garden.

The accommodation boasts entrance hall, attractive lounge and a contemporary refitted dining kitchen. To the first floor there are three good sized bedrooms and a modern shower.

It is located within easy distance of Barwell town centre with its shops, schools and amenities. Commuting via the A47 Northern Perimeter Road to the A5 and M69 junctions to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed. It is also well placed for local parks and countryside.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

5'1" x 3'8" (1.56m x 1.12m)

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

LOUNGE

18'1" x 11'1" (5.53m x 3.40m)

having feature fireplace with wooden surround, gas fire and marble hearth, tv aerial point, wood effect flooring and central heating radiator. Door to Sun Room.



LOUNGE



SUN ROOM

8'8" x 8'0" (2.66m x 2.44m)

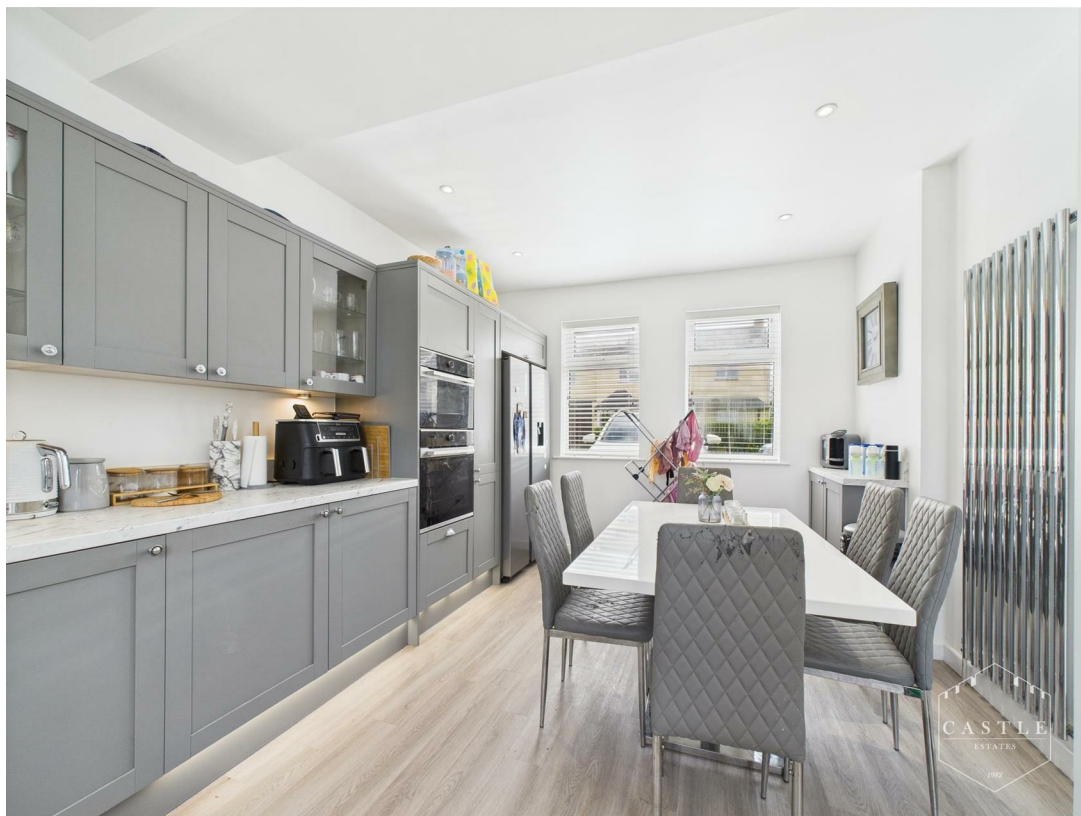
having wood effect flooring, upvc double glazed windows with leaded lights and door opening onto the rear garden.



DINING KITCHEN

18'2" x 10'6" (5.54m x 3.21m)

having been recently fitted with an attractive range of contemporary Shaker style units including base units, drawers and wall cupboards, Quartz work surfaces and up stand, inset sink with mixer tap, built in electric oven, electric hob with cooker hood over, space for American style fridge freezer, designer central heating radiator, inset LED ceiling lighting, under lighting to units and kickboard lighting, wood effect flooring, two upvc double glazed windows to front and two upvc double glazed window to rear. Upvc double glazed rear door to Garden.



DINING KITCHEN



DINING KITCHEN



FIRST FLOOR LANDING

9'3" x 3'4" (2.83m x 1.04m)

having built in storage cupboard, access to the roof space and upvc double window to rear.

BEDROOM ONE

12'4" x 11'0" (3.76m x 3.36m)

having built in storage cupboard, fireplace surround, central heating radiator, tv aerial point and two upvc double glazed windows to front.



BEDROOM ONE



BEDROOM TWO

11'1" x 9'10" (3.39m x 3.02m)

having fireplace surround, built in storage cupboard, central heating radiator and two upvc double glazed windows to front.



BEDROOM THREE

7'11" x 7'9" (2.43m x 2.38m)

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



BATHROOM

7'10" x 5'6" (2.39m x 1.69m)

having modern suite including P ended bath with black rain shower over and glass screen, vanity unit with wash hand basin, low level w.c., black heated towel rail, easy clean walls, wood effect flooring, extractor fan, inset LED lighting and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a concrete driveway with standing for a car. A lawned foregarden. Pedestrian access to a fully enclosed rear garden laid principally to lawn with well fenced boundaries.



OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



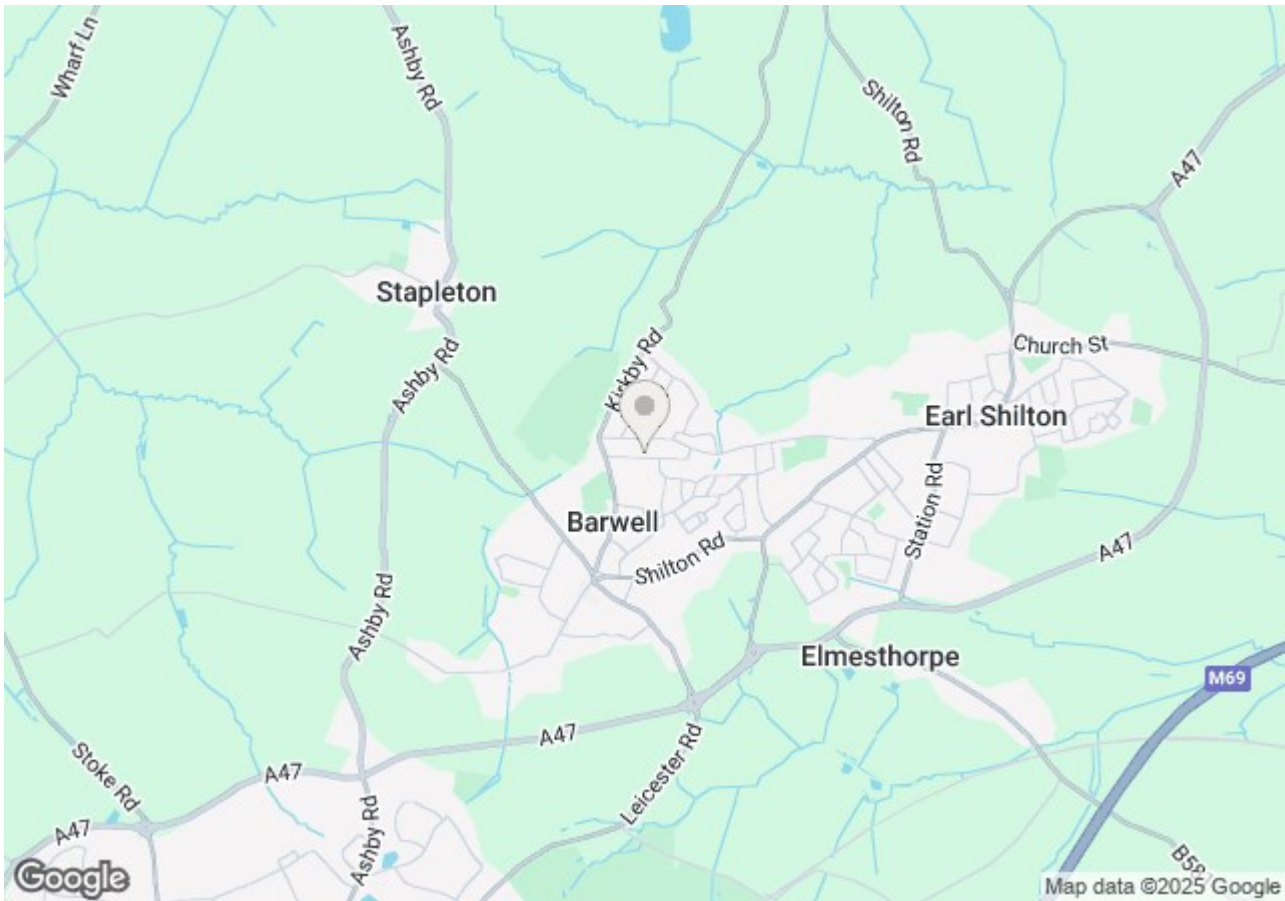
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales

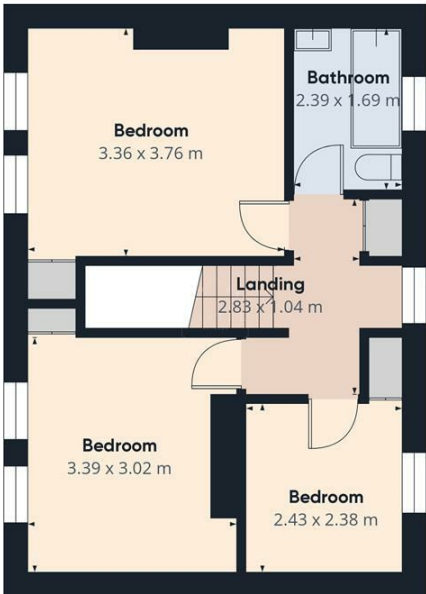
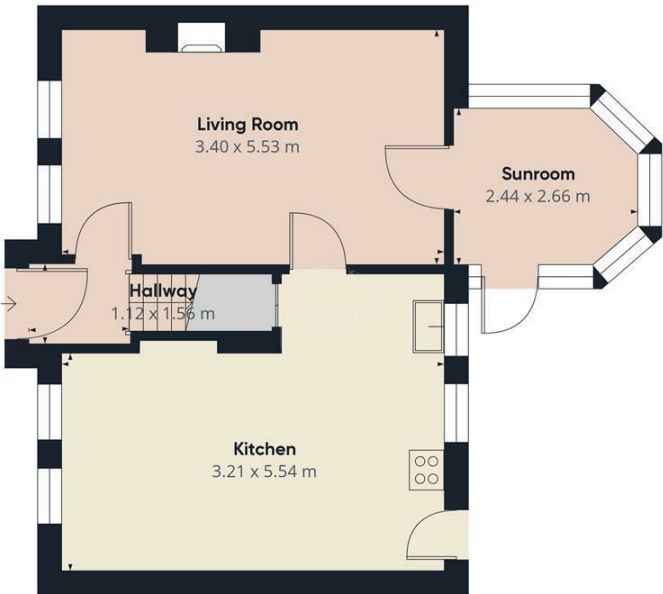
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Approximate total area⁽¹⁾
88.92 m²

(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
