

CASTLE ESTATES

1982

**A TWO BEDROOM SEMI DETACHED HOME WITH AMPLE OFF ROAD PARKING AND
A PRIVATE REAR GARDEN**



**132 CHARNWOOD ROAD
BARWELL LE9 8FX**

Offers In The Region Of £190,000

- TWO BEDROOM SEMI DETACHED
- SPACIOUS LOUNGE
- PRIVATE REAR GARDEN
- AMPLE OFF ROAD PARKING & GARAGE
- KITCHEN DINER
- VIEWING ESSENTIAL



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Tucked away on Charnwood Road in the popular village of Barwell, this two-bedroom semi-detached house offers far more than first meets the eye. With generous living spaces and plenty of scope to update and personalise, it's the perfect find for anyone keen to put their own stamp on a property.

Step inside and you'll find a spacious reception room that easily adapts to cosy nights in or lively evenings with friends. The adjoining kitchen diner combines practicality with a welcoming feel, making it a natural hub for family meals and get-togethers.

Upstairs, two well-sized bedrooms provide comfortable retreats, while the bathroom is conveniently placed for everyday use.

Outside, the house really comes into its own. A car port and garage provide excellent off-road parking and storage, while the private rear garden offers a peaceful escape. With its established lawn and inviting seating area, it's ideal for summer barbecues, gardening projects, or simply enjoying the sunshine.

This property is more than just a house—it's a chance to create a home that truly reflects you. With a desirable location, excellent outdoor space, and endless potential, it's a smart choice for buyers ready to add their own style and make it shine.

TENURE & COUNCIL TAX

Freehold - Hinckley & Bosworth Council - Band B

ENTRANCE HALLWAY

UPVC door to front leading through to the entrance hallway with stairs leading to the first floor landing and access through to the lounge. UPVC window to the side elevation with obscure glass and a gas fired central heating radiator.

LOUNGE

UPVC window to the front elevation, tv point, radiator, feature gas fire place with surround and under stairs storage.



KITCHEN DINER

Well fitted shaker style kitchen with a range of wall and base units with contrasting roll top work surfaces, inset sink and drainer, integrated electric oven with a four ring electric hob and cooker hood above, space and plumbing for a washing machine, upvc window to the rear elevation, central heating radiator and space for a dining set. door leading to the conservatory/lean to.



CONSERVATORY

Door leading out onto the rear garden

FIRST FLOOR LANDING

UPVC window to the side elevation and loft access.

BEDROOM ONE

Two UPVC windows to the front elevation, radiator, built in storage cupboard and TV point.



BEDROOM TWO

UPVC window to the rear elevation, radiator and built in storage cupboard



BATHROOM

Low level WC, wash hand basin with chrome hot and cold taps, large walk in shower with shower screen and mains fed shower above, chrome heated ladder towel rail and UPVC window to the side elevation with obscure glass.



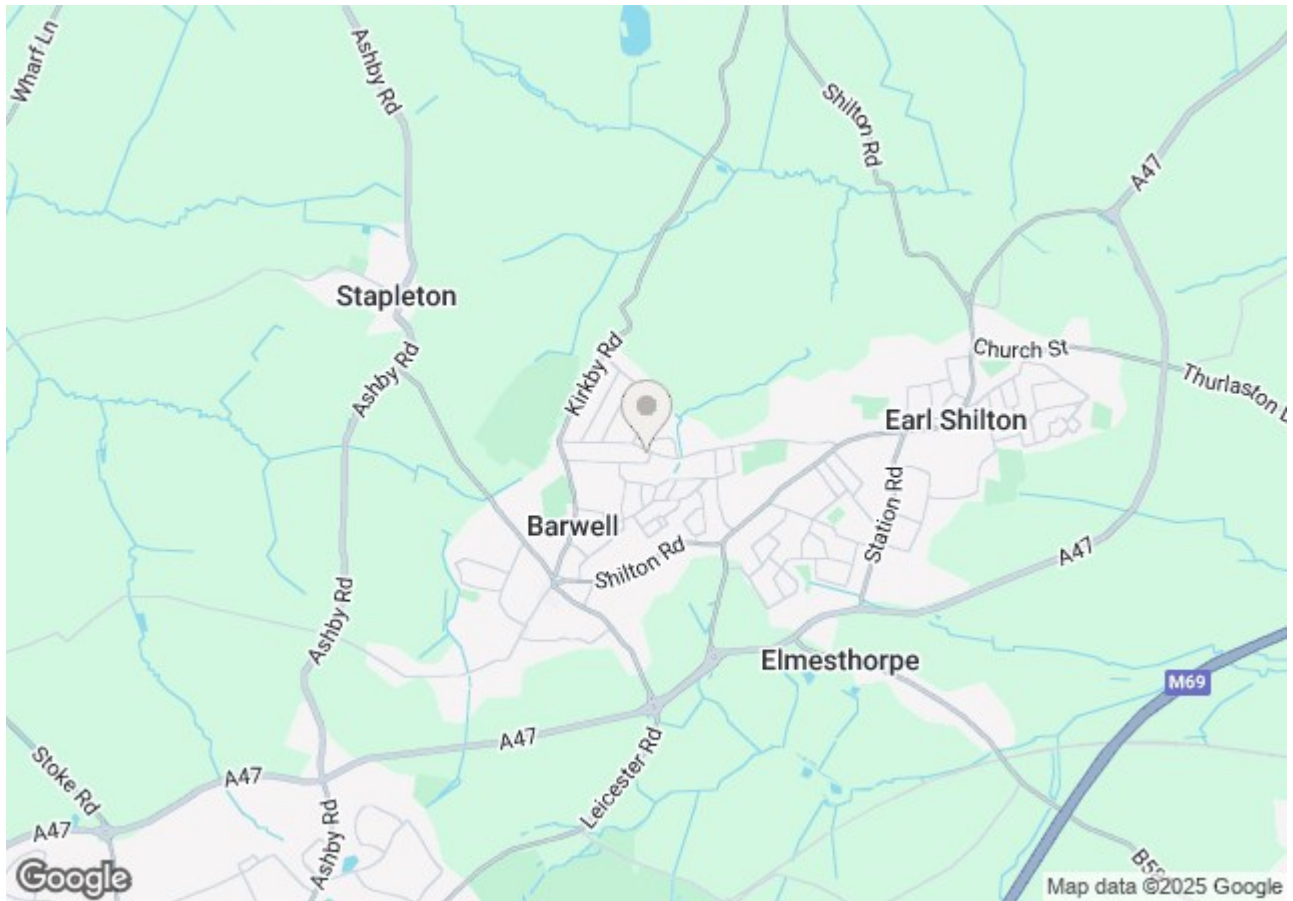
OUTSIDE

To the front of the property there is ample off road parking and a driveway leading to a car port with then leads further to a detached garage. To the rear there is a patio area with a pergola for seating, leading to an artificial lawn with borders and fenced boundaries.

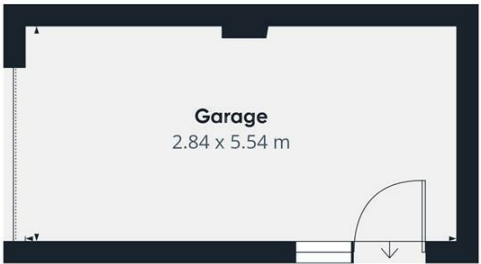
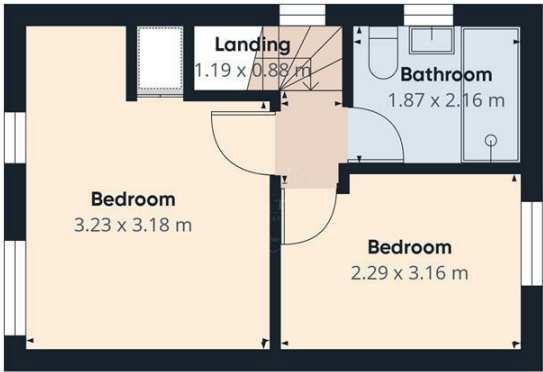
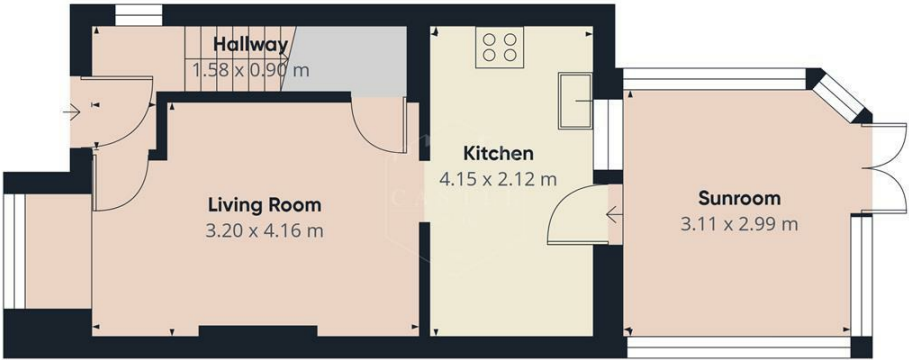


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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(21-38) F		69		(21-38) F	
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England & Wales		EU Directive 2002/91/EC		England & Wales	
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Approximate total area⁽¹⁾
74.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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
