

# CASTLE ESTATES

1982

**AN IMMACULATELY PRESENTED AND REFURBISHED TWO BEDROOMED SEMI DETACHED PROPERTY WITH OFF ROAD PARKING AND SIZEABLE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION \*\*NO CHAIN\*\***



**68 STAPLETON LANE  
BARWELL LE9 8HE**

**Offers In Excess Of £220,000**

- Attractive Lounge To Front
- Refitted Integrated Kitchen
- Contemporary Fitted Family Bathroom
- Outside W.C./Utility
- Air Conditioning units throughout
- Separate Dining Room
- Two Double Bedrooms
- Off Road Parking
- Sizeable Lawned Rear Garden
- NO CHAIN



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www.castles-online.co.uk



**\*\* NO CHAIN \*\*** This immaculately presented semi-detached house on Stapleton Lane presents an excellent opportunity for both first-time buyers and those seeking a delightful home in a popular and convenient area.

Recently fully refurbished, the property boasts a fresh and modern interior, ready for you to move in without the hassle of renovations. Viewing is essential.

The accommodation boasts attractive lounge to front, separate dining room and a contemporary fitted kitchen. To the first floor there are two double bedrooms and a luxury family bathroom. Outside the property has ample off road parking, outside w.c. and a tended sizeable rear garden.

Situated in a convenient town centre location, residents will enjoy easy access to local amenities, shops, and transport links.

### **COUNCIL TAX BAND & TENURE**

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

### **LOUNGE**

12'3" x 11'10" (3.74m x 3.62m )

having large upvc double glazed square bay window to front, wood effect flooring, air conditioning unit and central heating radiator. Opening through to Side Inner Lobby.





### **SIDE INNER LOBBY**

having upvc double glazed entrance door and wood effect flooring.



## DINING ROOM

12'9" x 11'11" (3.90m x 3.64m )

having central heating radiator, wood effect flooring, tv aerial point and upvc double glazed window to rear. Door to staircase leading to First Floor Landing.



**KITCHEN**

13'10" x 6'11" (4.22m x 2.11m )

having an attractive range of contemporary white gloss units including base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, induction hob with cooker hood over, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, designer central heating radiator, upvc double glazed side window and door opening onto Garden.



## FIRST FLOOR LANDING

15'0" x 2'7" (4.59m x 0.81m )

having central heating radiator, inset LED lighting and access to the roof space.

## MASTER BEDROOM

12'2" x 10'4" (3.72m x 3.16m )

having excellent range of fitted furniture including wardrobes, drawers, bedside cabinets with charging points, and bridging unit over the bed, wall mounted tv aerial point, air conditioning unit, central heating radiator, wall light points and upvc double glazed window to front.







## BEDROOM TWO

12'0" x 9'10" (3.66m x 3.02m )

having central heating radiator, wood effect flooring, tv aerial point, air conditioning unit and upvc double glazed window to rear.

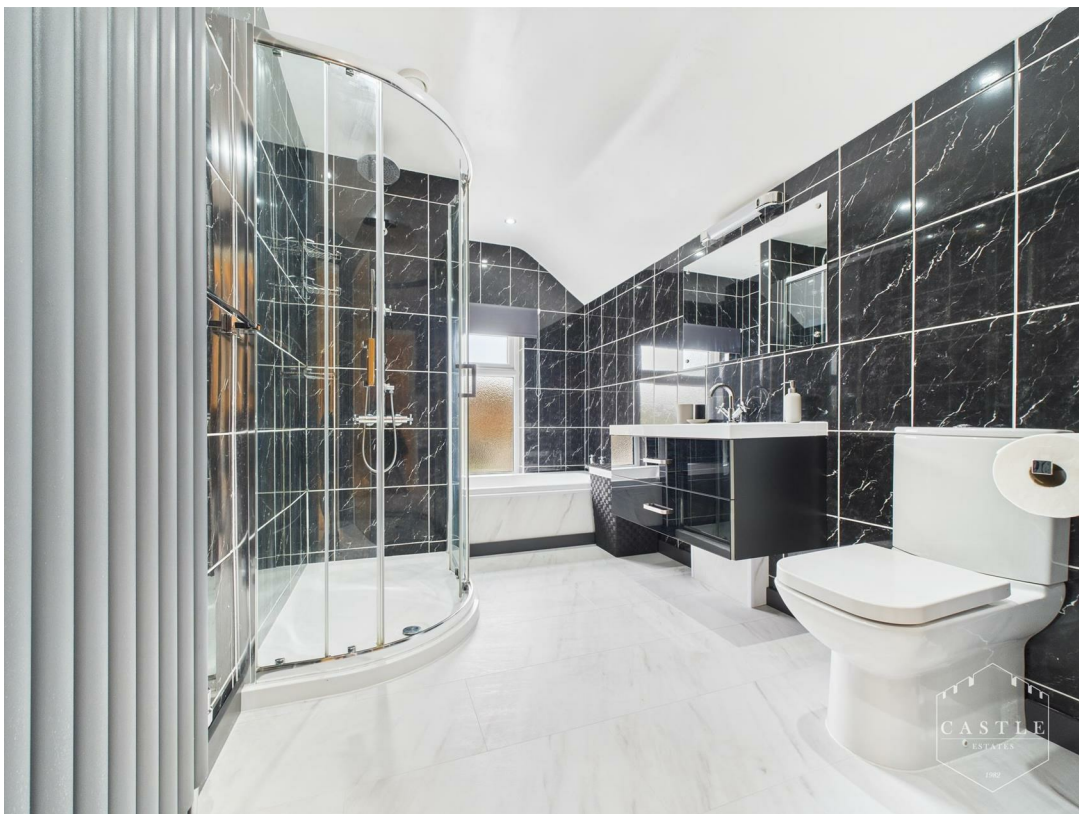




## FAMILY BATHROOM

13'10" x 6'10" (4.22m x 2.09m )

having luxury white suite including panelled bath, separate shower cubicle with rain shower over, vanity unit with wash hand basin, low level w.c., fully tiled walls, inset LED lighting, extractor fan, central heating radiator and upvc double glazed window with obscure glass to rear.







## OUTSIDE

There is direct vehicular access over a pebbled driveway with standing for several cars. A fully enclosed private rear garden with pebbled area, lawn, raised flower borders, well fenced boundaries. OUTSIDE W.C. having range of fitted units with integrated low level w.c., inset stainless steel sink with mixer tap, upvc double glazed side window and door to outside.





OUTSIDE - W.C/UTILITY ROOM








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




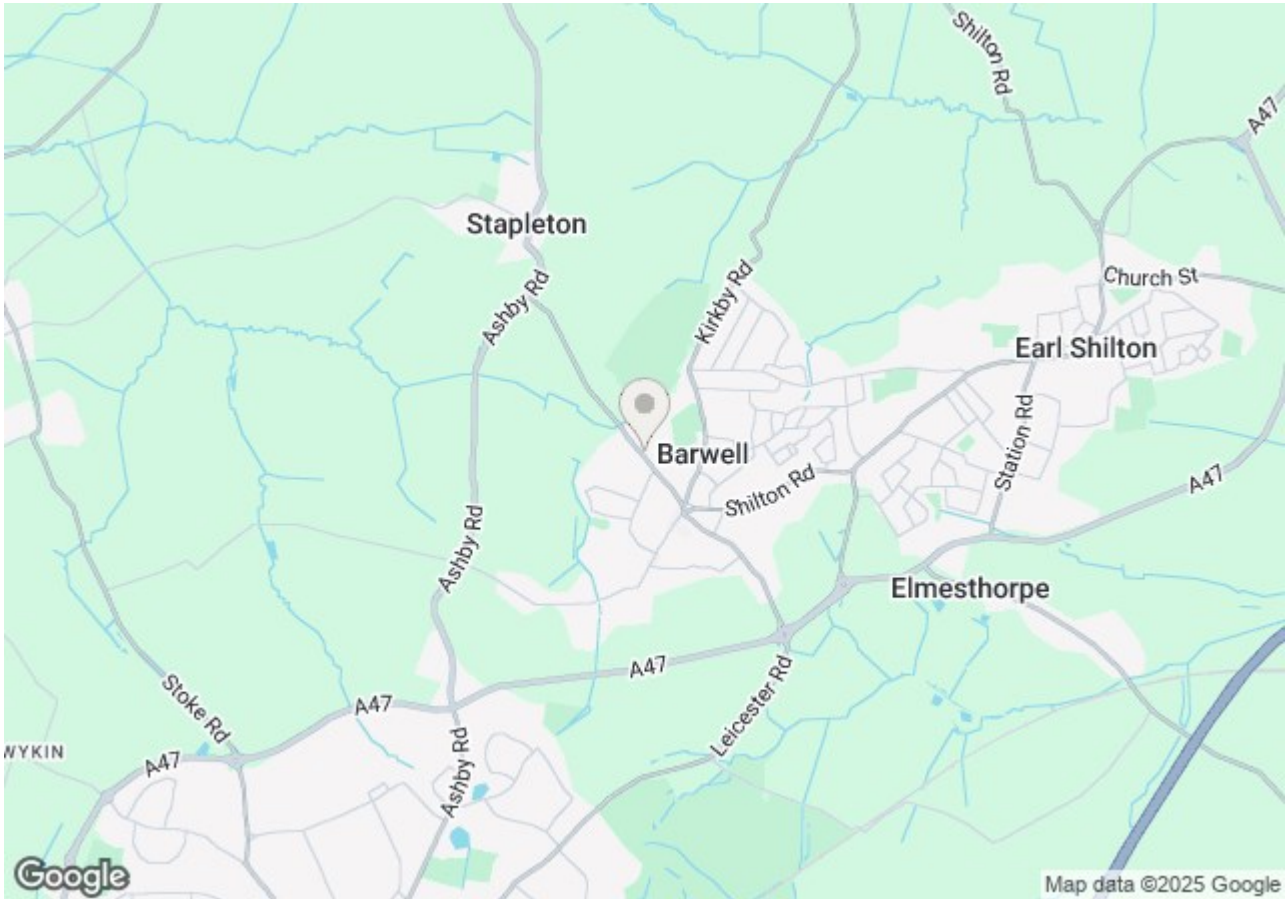
Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
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Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
79.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

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

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

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