

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION



**24 CO-OP CLOSE
BARWELL LE9 8GD**

Offers In The Region Of £230,000

- Entrance Hall With Guest Cloakroom
- Good Sized Lounge/Dining Room
- Two Further Bedrooms
- Drive To Front
- Popular & Convenient Town Centre Location
- Contemporary Fitted Kitchen
- Master Bedroom With Ensuite
- Modern Family Bathroom
- Well Tended Rear Garden
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** A beautifully presented semi detached family residence situated in a popular and convenient town centre location, ideally placed for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

The accommodation enjoys entrance hall with guest cloakroom off, well fitted kitchen and a good sized lounge/dining room to rear. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside there is a well tended rear garden and parking.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

13'2" x 3'3" (4.03m x 1m)

having composite front door, central heating radiator and wood effect flooring. Feature spindle balustraded staircase to the First Floor Landing.





GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin, central heating radiator, wood effect flooring, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.



KITCHEN

16'0" x 7'7" (4.89m x 2.32m)

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, contrasting butchers block effect work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven with gas hob and cooker hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, central heating radiator, built in gas fired boiler for central heating and domestic hot water, inset LED lighting and upvc double glazed window to front.





LOUNGE/DINING ROOM

16'0" x 14'11" (4.90m x 4.55m)

having feature fireplace surround, built in storage cupboards, wood effect flooring, central heating radiator, tv aerial point, upvc double glazed windows and door opening onto rear garden.

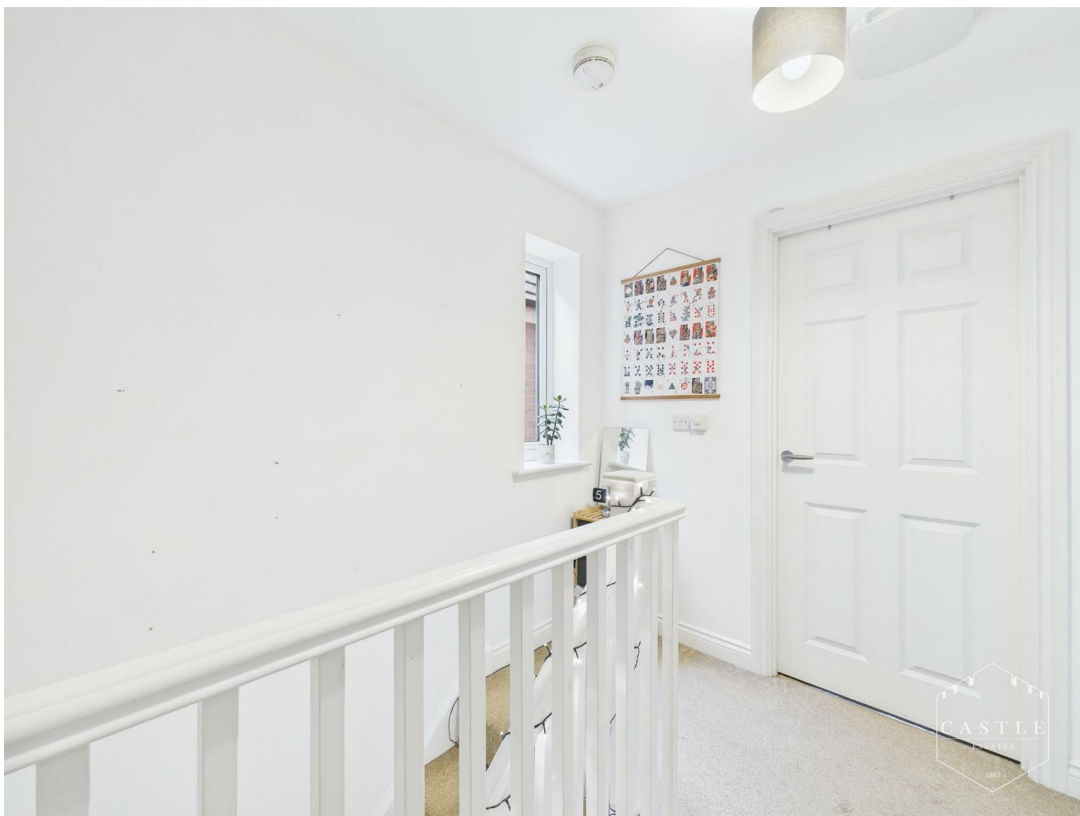






FIRST FLOOR LANDING

having upvc double glazed window to side, spindle balustrading, access to the roof space and central heating radiator.



MASTER BEDROOM

11'4" x 10'11" (3.46m x 3.34m)

having central heating radiator and two upvc double glazed windows to front. Door to Ensuite



ENSUITE

7'4" x 2'11" (2.25m x 0.90m)

having fully tiled shower cubicle, low level w.c, vanity unit with wash hand basin, inset LED lighting, wood effect flooring and upvc double glazed window with obscure glass.



BEDROOM TWO

12'11" x 7'11" (3.94m x 2.42m)

having central heating radiator, tv aerial point and upvc double glazed window to rear.



BEDROOM THREE

9'6" x 6'2" (2.92m x 1.90m)

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



BATHROOM

7'10" x 4'9" (2.40m x 1.45m)

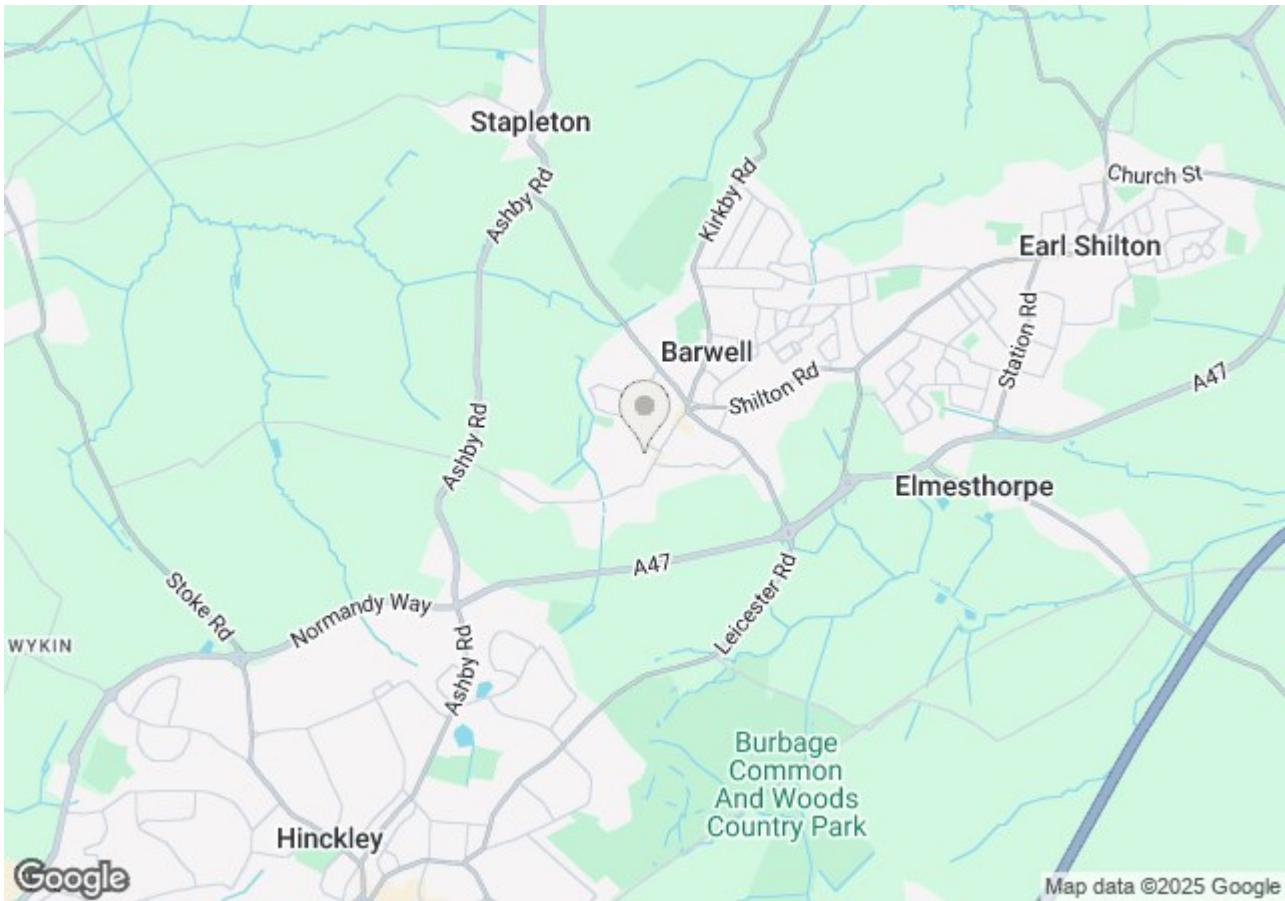
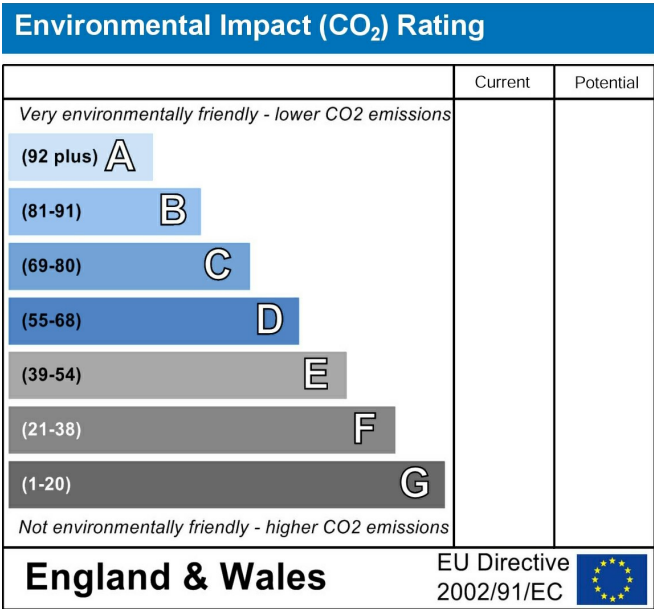
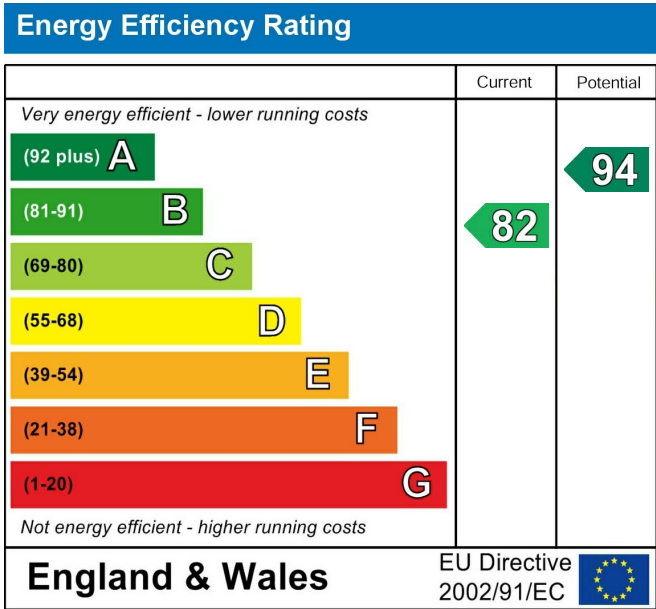
having panelled bath with shower over, low level w.c., pedestal wash hand basin, chrome heated towel rail, inset LED lighting, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



OUTSIDE

There is direct access to parking. A fully enclosed rear garden with patio area, mature shrubs, lawn, well fenced boundaries and rear decked area.

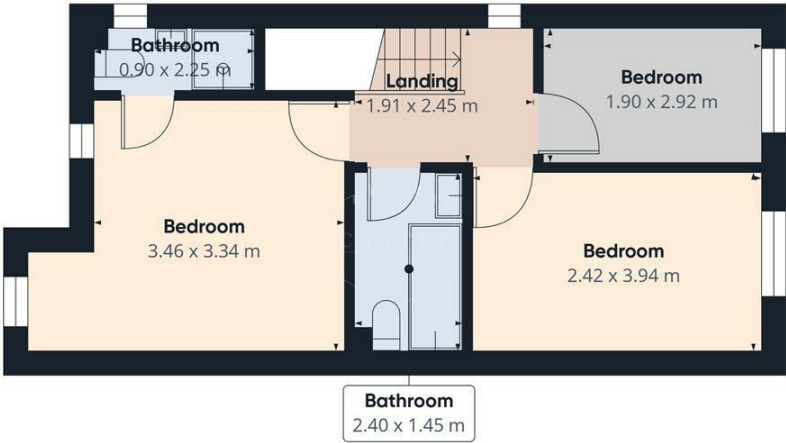




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			94	(92 plus) A	
(81-91) B		82		(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾
76.3 m²
Reduced headroom
0.9 m²

(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
