



18 Crofters Vale Park Main Street, Barlestone

£200,000

18 Crofters Vale Park Main Street

Barlestone

BRAND NEW* OFFERED WITH NO UPWARD CHAIN* this TWO BEDROOM PARK HOME situated on an OVER 55'S DEVELOPMENT comes to the market FULLY FURNISHED.

In brief the property comprises an 16'1" Lounge with open plan kitchen, two good sized bedrooms, guest cloakroom, en-suite bathroom. Externally the property benefits from a side block paved driveway offering off road car standing and low maintenance courtyard. Within a sought after development within walking distance to the Barlestone Village centre.

Council Tax band: A

Tenure: Non-Traditional Tenure

- Sought After Location
- Fully Furnished
- Two Bedrooms
- Brand New Park Home
- No Upward Chain
- En-suite



Entrance Hall

Entered through a Upvc door with opaque double glazed panel and comprising inset downlights, coving and radiator.

Lounge/Diner

9' 1" x 16' 1" (2.77m x 4.90m)

Enjoying a dual aspect with two uPVC double glazed windows to front and uPVC sliding patio doors to side and featuring two radiators and coving.

Kitchen

9' 6" x 7' 8" (2.90m x 2.34m)

Inclusive of an attractive range of wall and base units, a sink and drainer unit with swan neck mixer tap, four ring gas hob with splash screen and extractor over, electric oven/grill with fitted microwave oven and finished with timber effect vinyl flooring. Other benefits include an integrated fridge/freezer, dishwasher, washing machine and further uPVC double glazed window to side.

Inner Lobby

Granting access to the entire ground floor accommodation with inset downlights and coving.

Guest Cloakroom

3' 9" x 5' 0" (1.14m x 1.52m)

A low level push button w.c, pedestal wash hand basin with monobloc mixer tap and tiled splashback, extractor fan, coving and radiator with further timber effect vinyl flooring.

Bedroom Two

7' 0" x 7' 8" (2.13m x 2.34m)

Enjoying a radiator, coving, fitted wardrobe and uPVC double glazed window to side.



Bedroom One

10' 3" x 7' 8" (3.12m x 2.34m)

Benefitting from a double fitted wardrobe, coving, uPVC double glazed window to side, radiator and comprising a dressing area which in turn enjoys two further fitted wardrobes.

En-Suite Bathroom

7' 0" x 4' 6" (2.13m x 1.37m)

This three piece white suite comprises a low level push button w.c, pedestal wash hand basin with monobloc mixer tap and tiled splashback a panel bath with splash screen and thermostatic mixer tap over, having tiling to splash prone areas, timber effect vinyl flooring, coving, extractor fan a shaver point and radiator with further uPVC double glazed window to side.

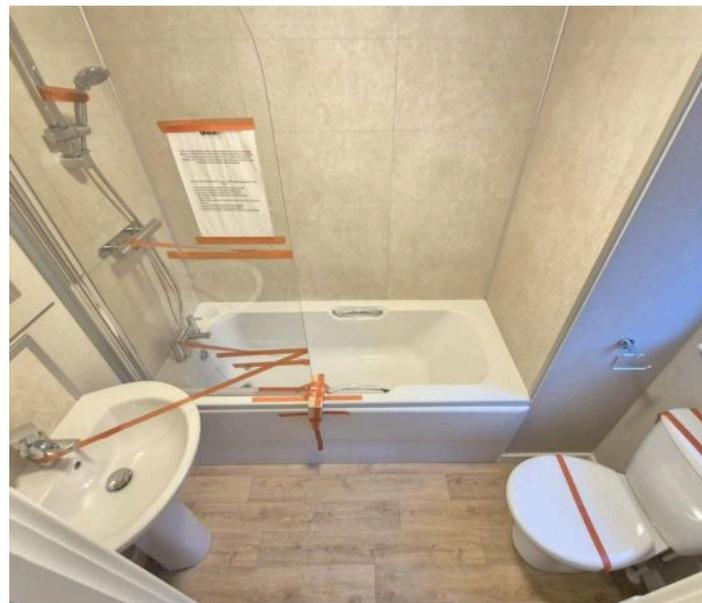
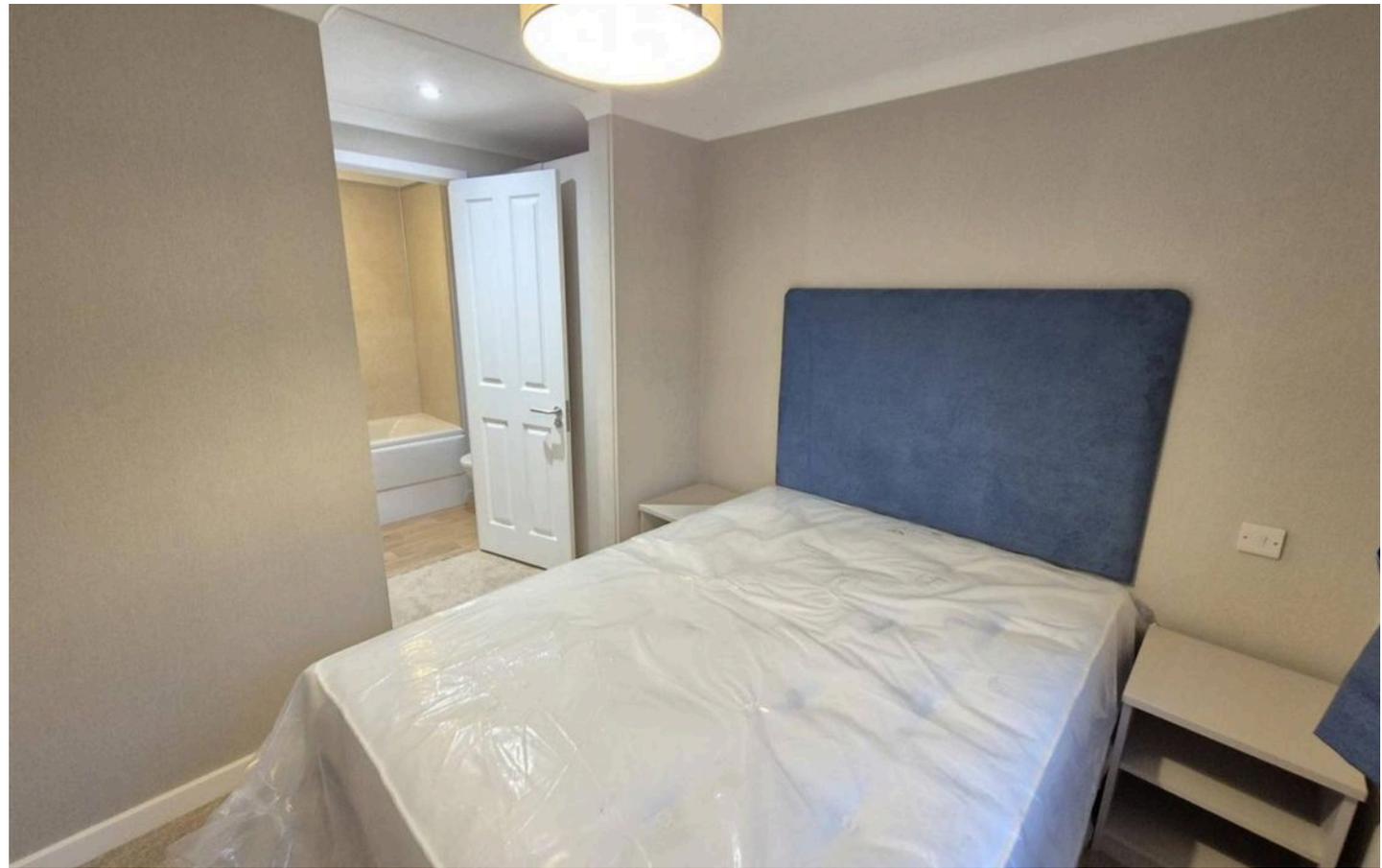
OUTSIDE

Front

A block paved driveway offers off road parking and leads to the surrounding courtyard which in turn comprises paving with stone shingled edge facilitated by a water point and partly surrounded by timber close board fence panelling.

Ground Rent

The ground rent is currently £189.00 pcm.



Ground Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville - LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.