

# CASTLE ESTATES

1982

**A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION**



## **19 ASHLEIGH GARDENS BARWELL LE9 8LE**

**Offers Over £230,000**

- Entrance Hall
- Contemporary Fitted Kitchen
- Modern Shower Room
- Lawned Rear Garden
- Attractive Lounge To Front
- Three Bedrooms
- Ample Off Road Parking
- Sought After Residential Location



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**\*\* VIEWING ESSENTIAL \*\*** This well presented and much improved semi detached family residence must be viewed to fully appreciate its wealth of attractive fixtures and fittings.

The accommodation enjoys entrance hall, attractive lounge to front and a well fitted dining kitchen. To the first floor there are three bedrooms and a modern shower room. Outside the property has ample off road parking and a lawned rear garden.

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

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

### **ENTRANCE HALL**

4'8 x 3'3 (1.42m x 0.99m )

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



## LOUNGE

12'11 x 11'4 (3.94m x 3.45m )

having feature fireplace with beam over, coved ceiling, central heating radiator and upvc double glazed bow window to front.



## DINING KITCHEN

14'8 x 9'10 (4.47m x 3.00m )

having an attractive range of gloss fitted units including base units, drawers and wall cupboards, contrasting butchers block effect work surfaces and ceramic tiled splashbacks, inset sink with mixer tap and rinsing bowl, built in oven, gas hob with cooker hood over, space for upright fridge freezer, space and plumbing for washing machine and dishwasher, wood effect flooring, under stairs storage cupboard, two upvc double glazed windows to front and upvc double glazed side entrance door.

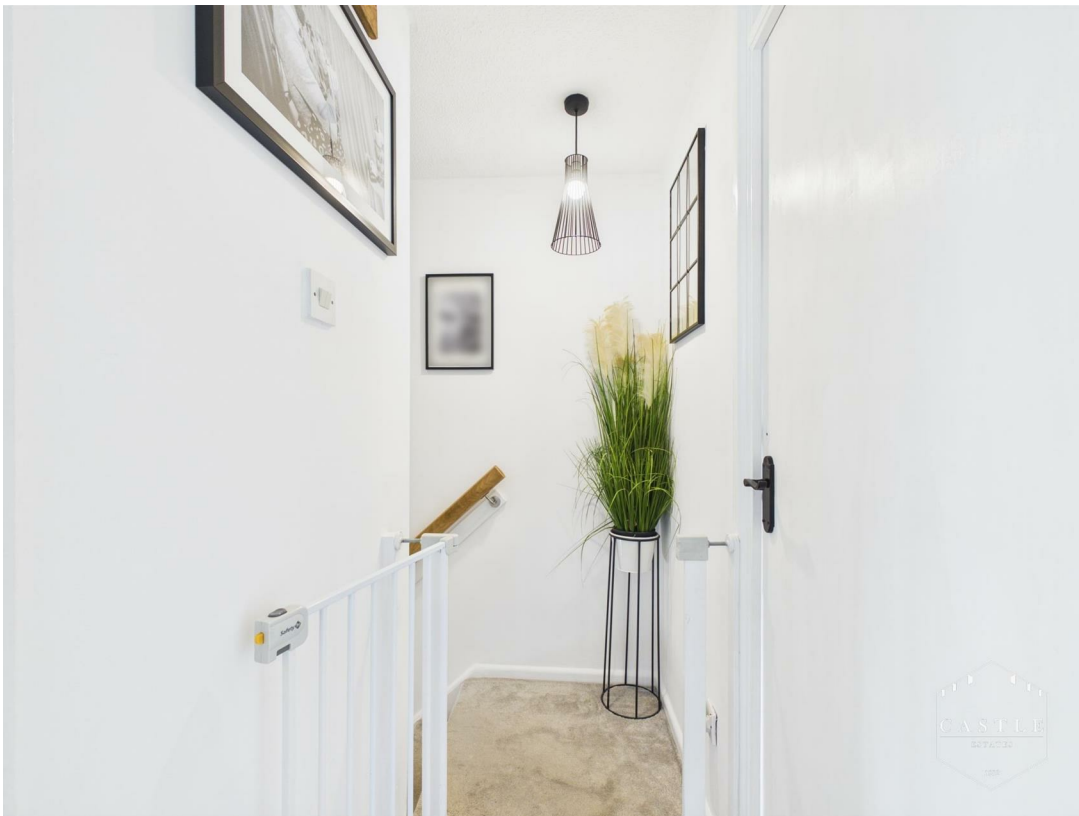




## FIRST FLOOR LANDING

8'9 x 2'10 (2.67m x 0.86m )

having access to the roof space.



## BEDROOM ONE

11'5 x 8'6 (3.48m x 2.59m )

having tv aerial point, built in storage cupboards, coved ceiling and two upvc double glazed windows to front.





## BEDROOM TWO

8'6 x 7'11 (2.59m x 2.41m )

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





### BEDROOM THREE

7'11 x 6 (2.41m x 1.83m)

having central heating radiator, wood effect flooring and upvc double glazed window to rear.



## SHOWER ROOM

6 x 5'7 (1.83m x 1.70m )

having shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled walls, central heating radiator, wood effect flooring and upvc double glazed window with obscure glass to side.



## OUTSIDE

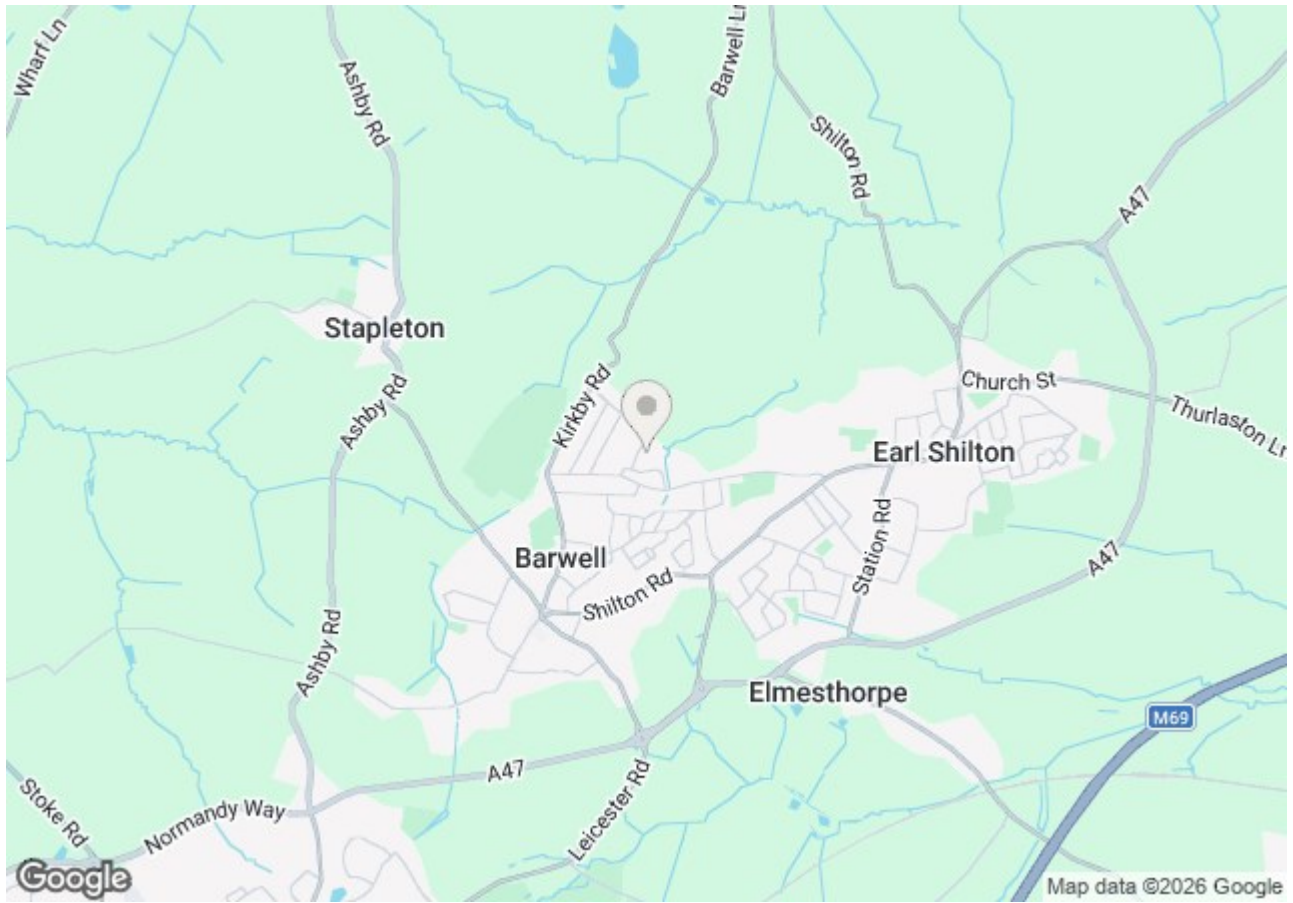
There is direct vehicular access over a good sized block paved driveway with standing for several cars and further parking through double gates. A pea gravel foregarden. A fully enclosed garden with patio area with pergola, steps up to lawn, flower borders and well fenced boundaries.





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   |                                                                                                             | 77        |
| (55-68) D                                   | 66                                                                                                          |           |
| (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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |



| Energy Efficiency Rating                    |  |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |
|---------------------------------------------|--|--|-----------------------------------------------------------------|--|--|
| Very energy efficient - lower running costs |  |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |  |
| (92 plus) A                                 |  |  | (92 plus) A                                                     |  |  |
| (81-91) B                                   |  |  | (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 <sub>2</sub> emissions |  |  |
| England & Wales                             |  |  | England & Wales                                                 |  |  |
| EU Directive 2002/91/EC                     |  |  | EU Directive 2002/91/EC                                         |  |  |

66

77



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
646 ft<sup>2</sup>

(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.

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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