



70 Hinckley Road, Barwell, Leicestershire, LE9 8DJ

HOWKINS &
HARRISON

70 Hinckley Road,
Barwell,
Leicestershire, LE9 8DJ

OIEO: £425,000

A traditional three-bedroom semi-detached home set on a notably generous plot extending well beyond the rear garden and backing onto open countryside.

The accommodation is arranged over two floors and includes a porch, kitchen and an impressive full-length lounge featuring a bay window to the front and double doors opening onto the rear garden. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from off-road parking to the front and a long, enclosed rear garden leading on to a substantial paddock with pond, outbuildings and defined boundaries, offering excellent outdoor space and lifestyle potential, subject to any necessary consents.

The setting combines village convenience with a rare depth of land, making this a particularly appealing opportunity.



Location

Barwell is a large and well-established village in Leicestershire, located approximately two miles north-east of Hinckley and around eleven miles south-west of Leicester. The village is well served by a range of local amenities including shops, a post office, small supermarket, public houses, hairdressers, doctors' surgery, public library and both primary and secondary schooling. Barwell also benefits from two churches and a variety of recreational facilities including a cricket club and bowls club. The surrounding area offers attractive countryside walks, with Burbage Common and Woods and the historic Bosworth Battlefield both close by. Excellent road links are available via the A47, A5, M69 and M1, while rail services from Hinckley and Leicester provide connections to Birmingham and London.

Travel distances

Hinckley railway station – approx. 2.5 miles

Leicester city centre – approx. 11 miles

Bosworth Battlefield – approx. 6 miles

M69 (J1) – approx. 3 miles

M1 (J21) – approx. 9 miles

Accommodation Details - Ground Floor

A traditional entrance porch with double doors leading into the entrance hall which has a staircase leading off to the first floor. Off to the left is the dual aspect, bay windowed through lounge/dining room with double glazed doors French doors with side window opening out to the rear garden. The lounge area has a feature fireplace with mantle above and an archway separates from the dining area. To the rear of the property is a newly fitted kitchen with a comprehensive range of Shaker style, eye level and base units with ample preparation surfaces with complementary uplifts. There is a fitted range Cookmaster oven with seven ring gas hob, further appliance space, double glazed window to the rear elevation and door to side access. There is also entry to the under stairs storage area and further cupboard housing the gas fired central heating boiler.

First Floor

From the main entrance hall, the staircase rises to a first-floor landing with doors leading off to three excellent size bedrooms. Finally, a family bathroom comprising a panel enclosed bath with shower over, low flush WC and wash hand basin with complementary tiling.





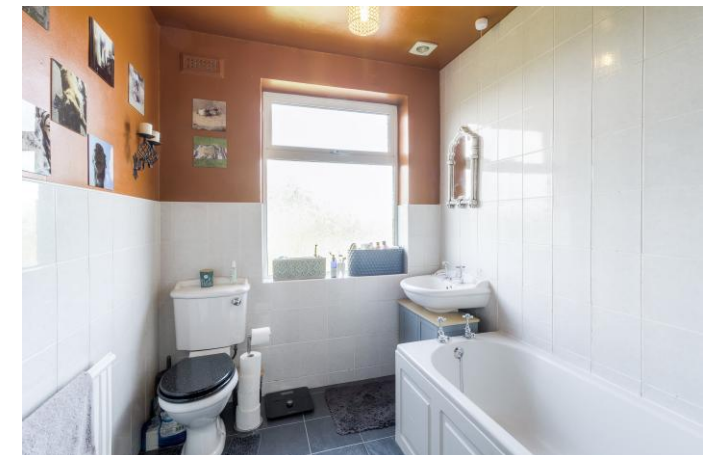
Outside

Externally to the front of the property there is a paved driveway providing parking for several vehicles. Side access leads to the extensive rear gardens which are mainly laid to lawn with a paved patio. There is a brick-built garden shed, a variety of trees and shrubs and beyond the garden there is access to two paddocks, a stable block with three stables and storeroom, the total plot extends to 1 acre. There is also a large pond and a detached summer house/home office with power and light and we are advised that there is vehicle access to the land/paddocks direct from Hinckley Road.



Bound to prove popular, a hidden gem occupying a generous 1-acre plot with paddock land, stabling, pond and summerhouse.

Viewing is highly recommended.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

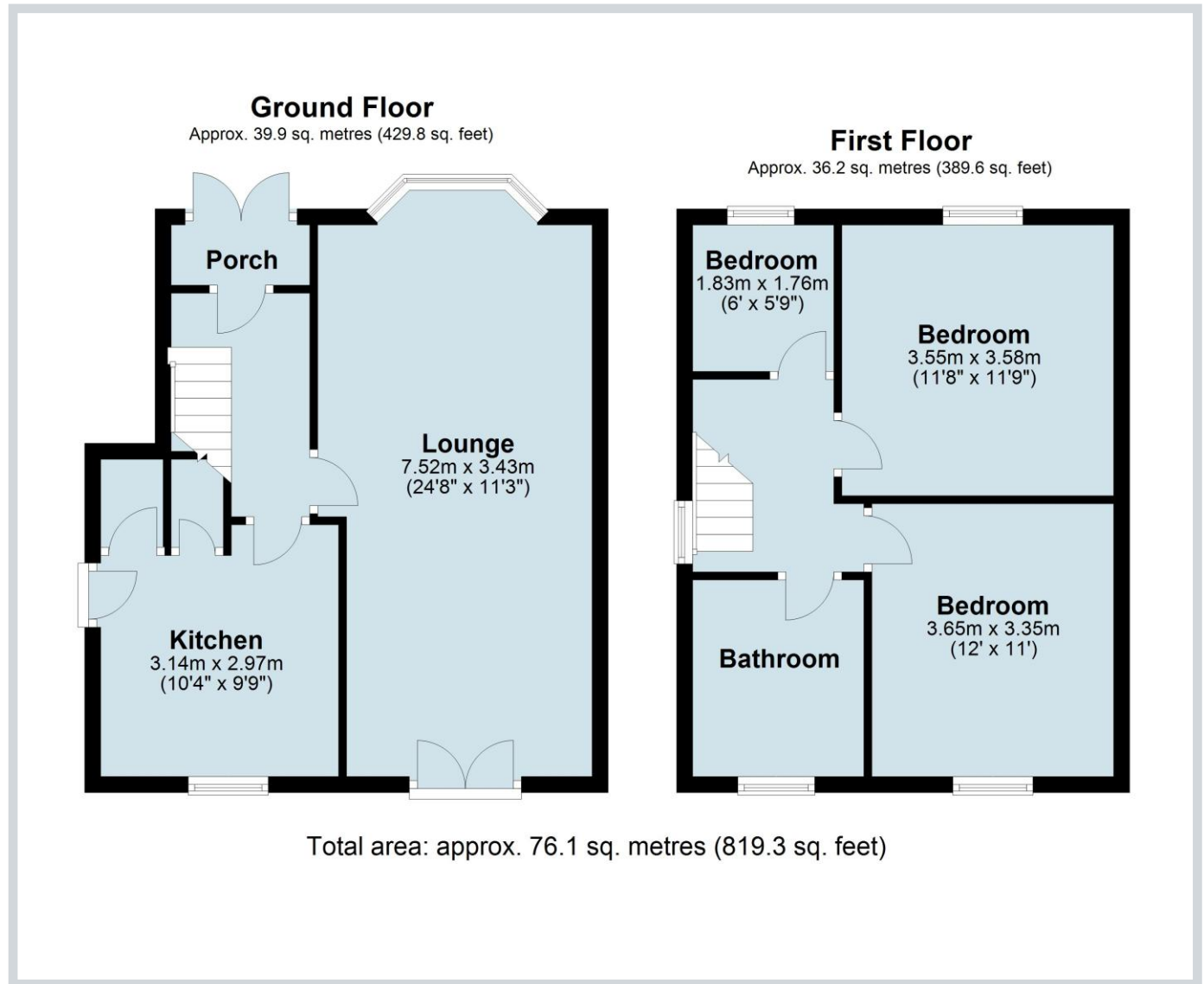
Band - C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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