

CASTLE ESTATES

1982

**A STUNNING, FULLY REFUBISHED THREE BEDROOMED DETACHED FAMILY RESIDENCE
STANDING ON A GOOD SIZED PLOT WITH AMPLE PARKING, DOUBLE GARAGE AND
PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT LOCATION**



**95 STAPLETON LANE
BARWELL LE9 8HE**

Offers In The Region Of £350,000

- Impressive Entrance Hall
- Contemporary Fitted Breakfast Kitchen
- Sizeable Sun Room
- Modern Family Bathroom
- Sizeable Lawned Rear Garden
- Guest Cloakroom
- Attractive Lounge/Dining Room
- Three Good Sized Bedrooms
- Ample Off Road Parking & Double Garage
- VIEWING ESSENTIAL



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This well appointed, recently refurbished detached family residence is located in a popular and convenient area, this home is just a stone's throw away from local amenities, ensuring that everything you need is within easy reach. Whether you are looking for shops, schools, or recreational facilities.

The accommodation boasts impressive entrance hall with guest cloakroom, contemporary fitted breakfast kitchen and spacious lounge/dining room opening onto a sizeable sun room. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking, double garage and well tended private rear garden.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

10 x 9'6 (3.05m x 2.90m)

having composite front door, designer central heating radiators wood effect flooring and under stairs storage.





GUEST CLOAKROOM

8'6 x 2'10 (2.59m x 0.86m)

having low level w.c., vanity unit with wash hand basin, space and plumbing for washing machine, central heating radiator, inset LED lighting, easy clean panelled walls, wood effect flooring and upvc double glazed window with obscure glass.



BREAKFAST KITCHEN

14'2 x 10'7 (4.32m x 3.23m)

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards with under lighting, matching work surfaces, peninsular breakfast bar with cupboards beneath and butchers block effect work surface, inset sink with mixer tap, space for rangemaster style cooker, space for upright fridge freezer, space and plumbing for dishwasher, inset LED lighting, central heating radiator and upvc double glazed window to side.





LOUNGE/DINING ROOM

19'7 x 11 (5.97m x 3.35m)

having wall light points, tv aerial point, coved ceiling, wood effect flooring and upvc double glazed window to rear. Upvc double glazed French doors opening onto Garden.





SUN ROOM

16'11 x 10'1 (5.16m x 3.07m)

having wood effect flooring, polycarbonate roof, upvc double glazed windows and French doors opening onto Garden.



HALF LANDING

having spindle balustrading, wall light points and upvc double glazed window to side.

FIRST FLOOR LANDING

having spindle balustrading, wall light point and access to the roof space.



BEDROOM ONE

11'1 x 9'11 (3.38m x 3.02m)

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





BEDROOM TWO

10'6 x 10'7 (3.20m x 3.23m)

having central heating radiator, eaves storage and upvc double glazed window to front.



BEDROOM THREE

8'9 x 7'7 (2.67m x 2.31m)

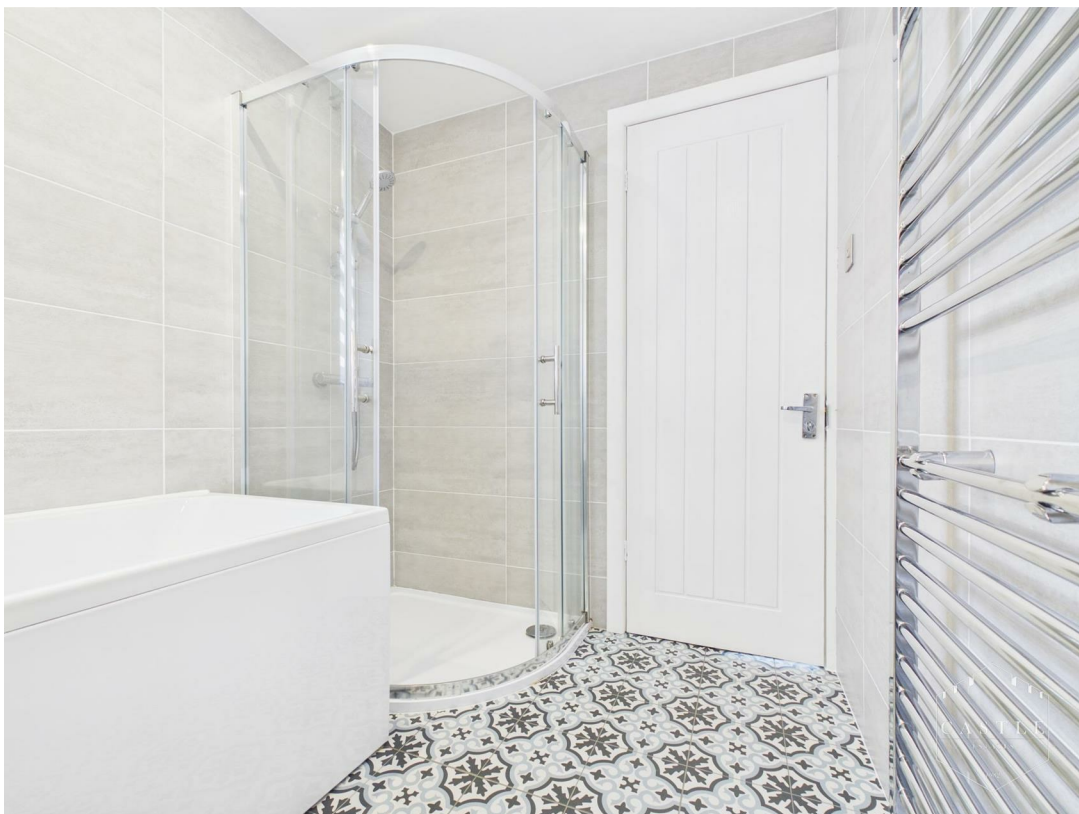
having central heating radiator and upvc double glazed window to rear.



BATHROOM

8'4 x 6 (2.54m x 1.83m)

having modern white suite including panelled bath, separate shower cubicle, low level w.c., vanity unit with wash hand basin, ceramic tiled walls, inset LED lighting, chrome heated towel rail and upvc double glazed window with obscure glass to front.



OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for several cars leading to DOUBLE GARAGE (16'6 x 16'10) with two separate up and over doors, gas fired boiler for central heating and domestic hot water, rear personal door to garden. A fully enclosed, sizeable rear garden with block paved patio area, lawn, mature trees, well fenced and hedged boundaries.







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



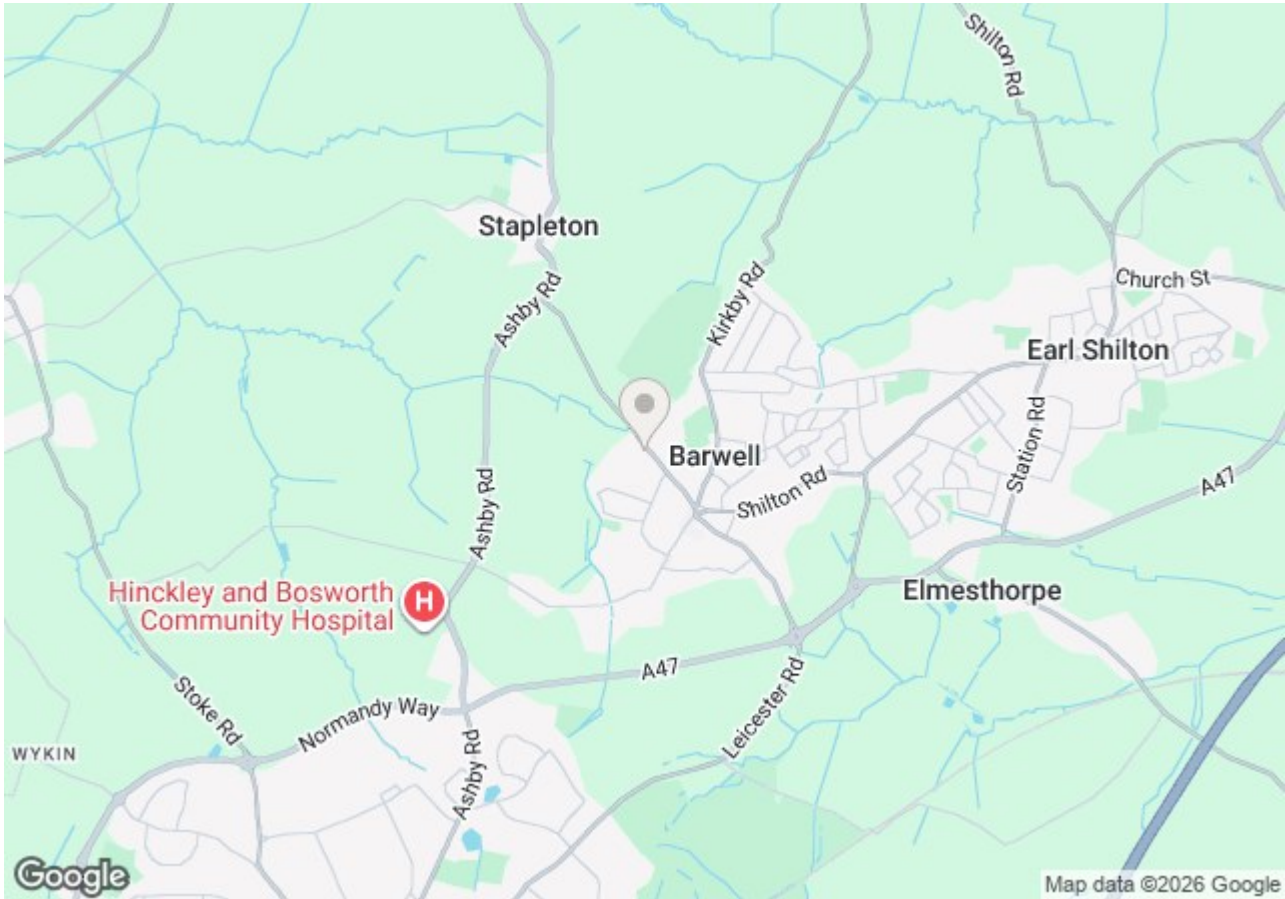
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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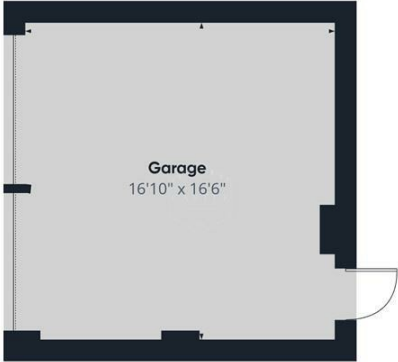
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1335 ft²
Reduced headroom
17 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

Calculations reference the RICS (PMS 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
