

# CASTLE ESTATES

1982

**A WELL PRESENTED AND GOOD SIZED TWO BEDROOMED PARK HOME  
SITUATED IN A SOUGHT AFTER AND CONVENIENT LOCATION**



**17 CROFTERS VALE  
BARLESTONE CV13 0ED  
No Onward Chain £220,000**

- Well Fitted Dining Kitchen
- Inner Hall
- Further Double Bedroom
- Off Road Parking
- Popular & Convenient Location
- Attractive Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Easy To Maintain Garden Area
- VIEWING ESSENTIAL - NO CHAIN



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This is a rare opportunity to purchase a freehold detached park home in the sought after village of Barlestone, with its local shops and amenities. This is a quality site with other similar properties around and has been well maintained by the current site owner. Please note that there is a service charge attached to this property (detailed below) and there is no restrictive lease.

The park home is of timber construction with external cladding and internal insulation to current regulations. The property enjoys a quality fitted dining kitchen, well proportioned lounge with dual aspect, inner hallway leading to the master bedroom with dressing room and ensuite shower room. There is a further guest bedroom and family bathroom. There is ample private off road parking and landscaped easily maintained garden. Viewing is highly recommended.

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

Hinckley and Bosworth Borough Council - Band A (Leasehold).

There is a ground rent/service charge of £XXXXX per month. In addition, there is a fee payable to the site owners of 10% of the re-sale price.

Please refer to the GOV.UK Mobile Homes act 2013 for any further information with regards to purchasing a park home.

### **DINING KITCHEN**

18'9" x 12'2" (5.72m x 3.73m )

having upvc double glazed entrance door, range of fitted units including base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in electric oven, gas hob with extractor hood over, integrated fridge freezer, inset LED lighting, coved ceiling, two central heating radiators, built in gas fired boiler for central heating and domestic hot water, two upvc double glazed windows and door to rear. Double doors opening onto Lounge.



**DINING KITCHEN**



**DINING KITCHEN**



## DINING KITCHEN



## LOUNGE

18'1" x 10'10" (5.53m x 3.32m )

having feature fireplace with electric fire, two central heating radiators, coved ceiling, inset LED lighting and three upvc double glazed windows.



## LOUNGE



## INNER HALL

6'5" x 3'2" (1.96m x 0.97m )

having inset LED lighting and covered ceiling.

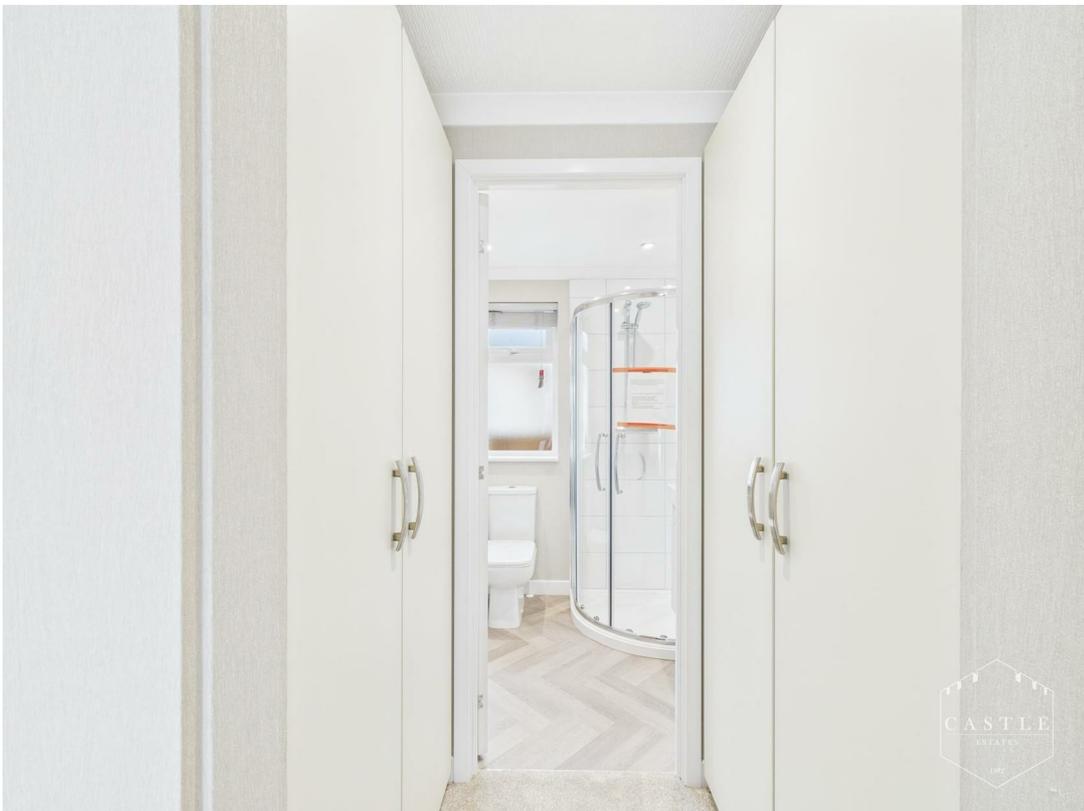
**MASTER BEDROOM**

9'3" x 8'9" (2.82m x 2.67m )

having upvc double glazed window, built in wardrobes, inset LED lighting and central heating radiator. Door to Ensuite

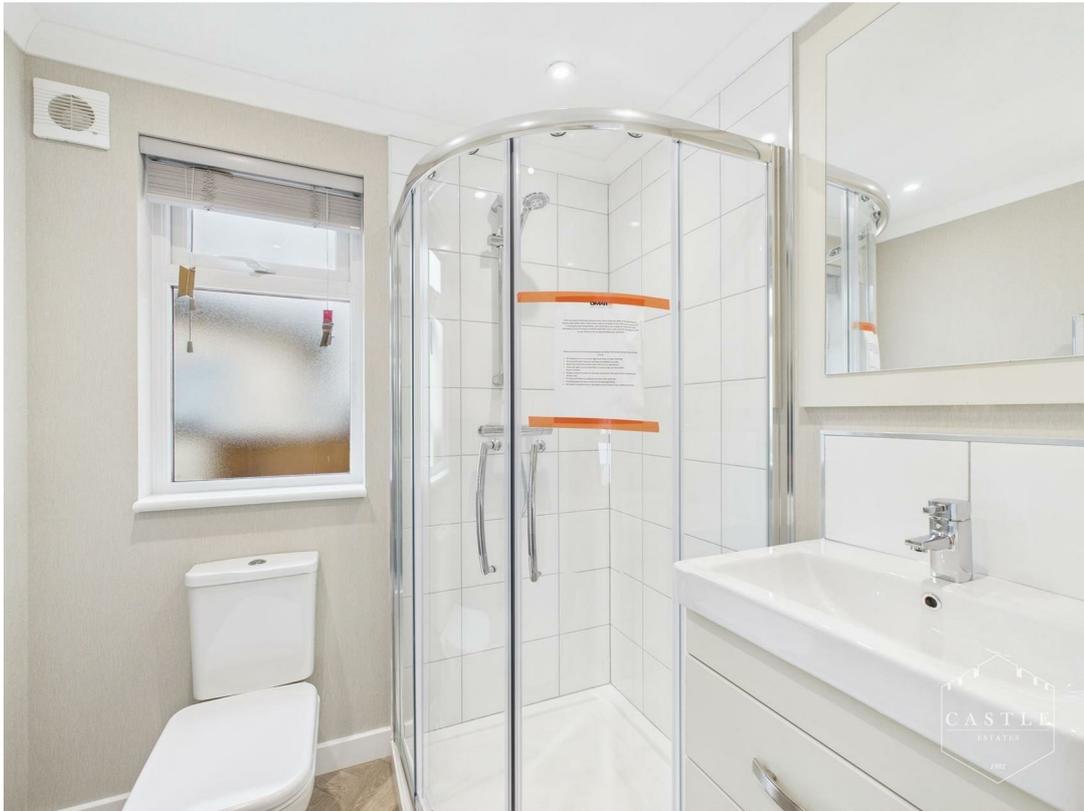


**MASTER BEDROOM**



## ENSUITE SHOWER ROOM

having corner shower cubicle, low level w.c., vanity unit with wash hand basin, chrome heated towel rail, inset LED lighting, shaver point, wood effect flooring, extractor fan and upvc double glazed window with obscure glass.



## BEDROOM TWO

9'1" x 9'0" (2.78m x 2.75m )

having coved ceiling, inset LED lighting, central heating radiator and upvc double glazed window.



**FAMILY BATHROOM**

6'5" x 5'6" (1.96m x 1.70m)

having panelled bath, low level w.c., vanity unit with wash hand basin, chrome heated towel rail, inset LED lighting, wood effect flooring, extractor fan and upvc double glazed window with obscure glass.



**FAMILY BATHROOM**



**OUTSIDE**

There is block paved drive with parking for a car and a gravelled foregarden. Side paved area with small artificial lawn, walled and fenced boundaries.



**OUTSIDE**

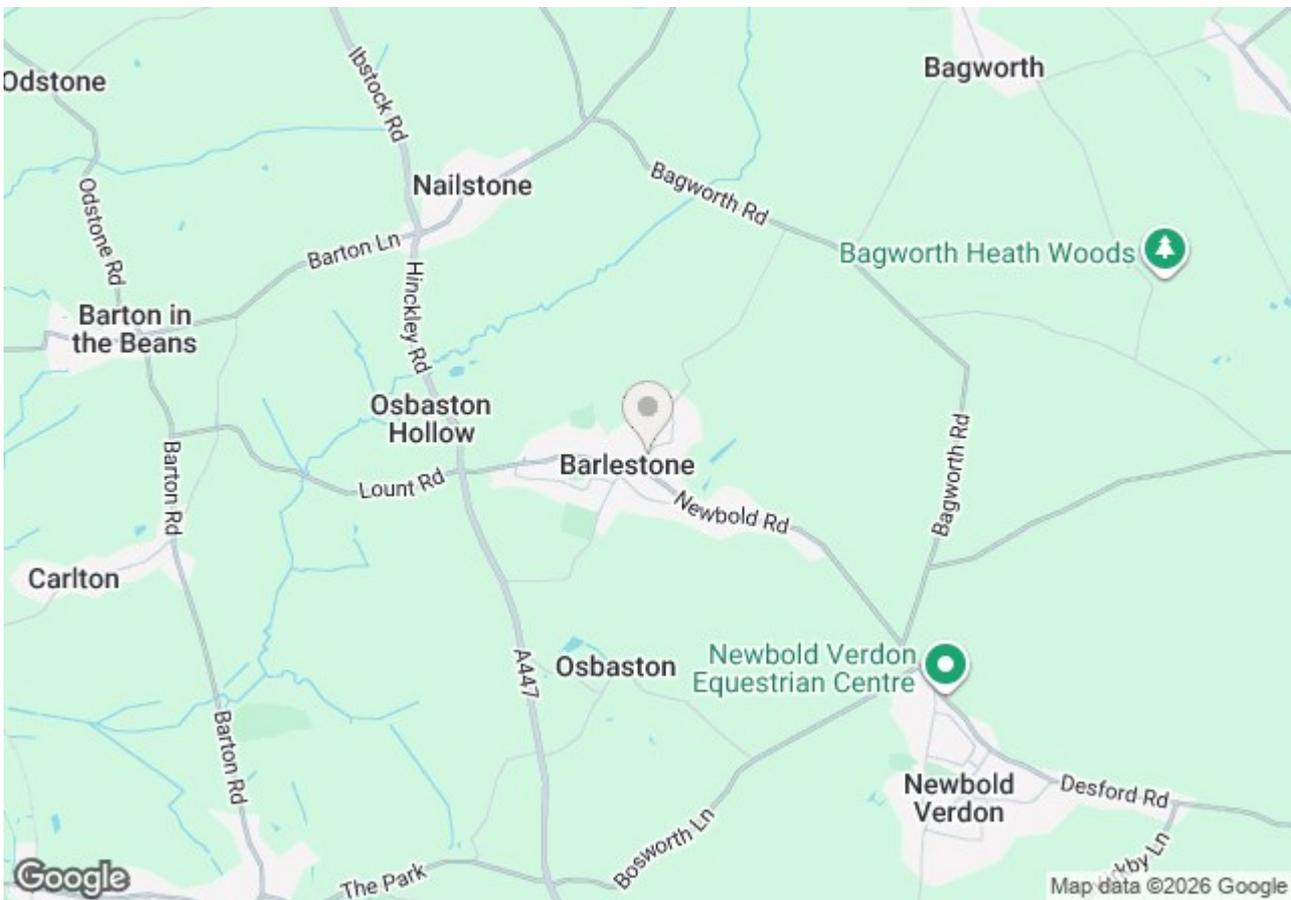


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Approximate total area<sup>(1)</sup>  
66.63 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## **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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