



26 Peckleton Green, Leicester, LE9 8LD

£349,950



4



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2



RH Homes and Property are pleased to offer this nicely presented family sized four bedroom detached house located on a popular residential development in the village of Barwell. The home briefly comprises an Entrance Hall, Lounge, Dining Room, Kitchen, Utility Area, Downstairs WC, Conservatory, Landing, Four Bedrooms, and Family Bathroom. There is off road parking to the front with garden area, and an integral single garage with access to the house. The rear is modelled for easier maintenance of a good sized garden. The property also benefits from UPVC double glazing & gas central heating. Viewing is recommended.

Council Tax - D

Entrance Hall

With radiator and UPVC double glazed window to the front elevation.

Lounge

16'2 x 12'8 overall (4.93m x 3.86m overall)

Having a focal point electric fire set in wood surround, radiator, and UPVC double glazed bay window to the front aspect.

Dining Room

8'3 x 10'10 (2.51m x 3.30m)

With radiator, and UPVC double glazed door to the rear elevation.

Kitchen

7'5 x 10'10 (2.26m x 3.30m)

Having a good range of gloss fronted wall and base level units with working surfaces over and subway tiled splashbacks, and inset one and a half stainless steel sink and drainer, four ring electric hob with hood over and oven under, understairs cupboard access, laminate wood flooring, and UPVC double glazed window to the rear elevation.

Utility Area

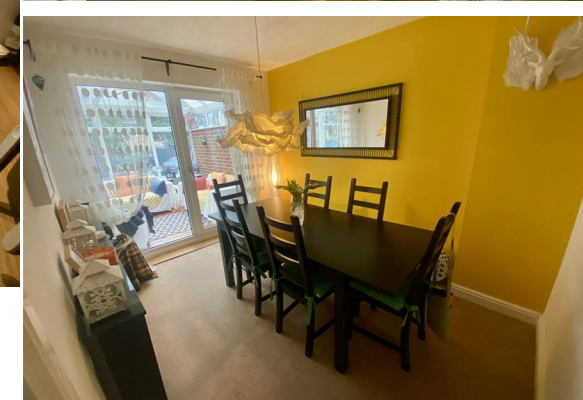
7'10 x 10'10 overall (2.39m x 3.30m overall)

Having further gloss fronted wall and base level units with working surface over and subway tiles splashbacks, inset stainless steel sink and drainer, Worcester combination boiler, plumbing for washing machine, integral garage access, and UPVC double glazed window and door to the rear aspect.

Downstairs WC

4'3 x 5'0 (1.30m x 1.52m)

Having a two piece white suite of low flush WC and corner wash hand basin, radiator, and UPVC double glazed window to the side aspect,





Conservatory

8'9 x 9'6 (2.67m x 2.90m)

Being of one-third brick construction and UPVC double glazed surround with ceiling fan and light, and French doors opening onto the rear gardens.

Landing

With loft access and airing cupboard.

Bedroom One

16'1 x 9'4 overall (4.90m x 2.84m overall)

Being fitted with wardrobes and over head cupboard units. radiator, and two UPVC double glazed windows to the front elevation.

Bedroom Two

7'10 x 13'3 (2.39m x 4.04m)

Having a radiator and UPVC double glazed window to the front aspect.

Bedroom Three

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

Having a radiator and UPVC double glazed window to the rear elevation.

Bedroom Four

6'7 x 8'10 (2.01m x 2.69m)

Having a radiator and UPVC double glazed window to the rear aspect.



Family Bathroom

6'11 x 6'2 overall (2.11m x 1.88m overall)

Having a white three piece suite comprising: bath with electric shower and ceiling curtain, wash hand basin and low flush WC, full tiled surround and flooring, heated chrome towel rail, and UPVC double glazed window to the side elevation.

Garage

8'0 x 16'4 (2.44m x 4.98m)

With power, lighting, and up and over door from the front driveway.

Outside

To the front is a lawned garden and block paved driveway leading to the integral garage door.



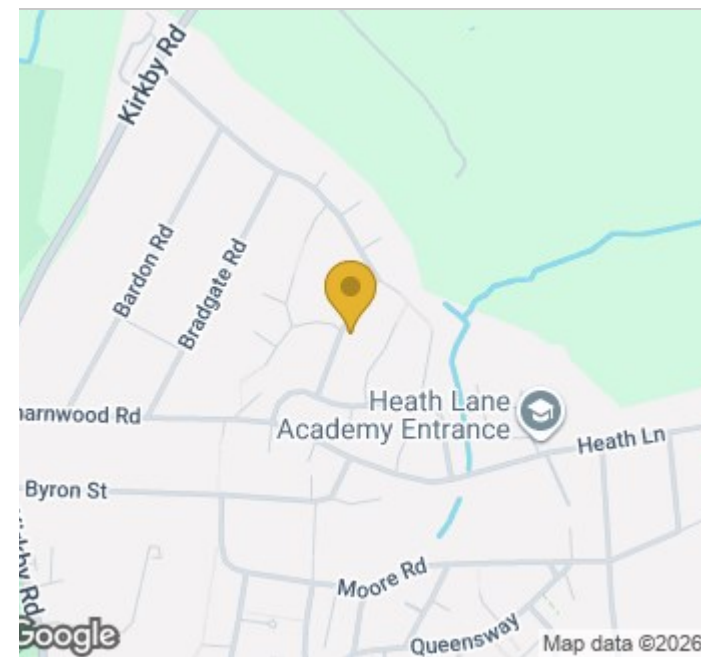
The rear has a side access walkway to slabbed patio and timber decking area. Steps take a tier down to an easy maintenance slate garden with slabbed walkway and seating area with tree and shrub borders.



26, Peckleton Green, Barwell, LE9 8LD

Total Area: 121.0 m² ... 1303 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the A47 Leicester Road towards Earl Shilton & Leicester, at the roundabout just after the Leicester Road sports ground, take the second left turning onto The Common, which proceeds into Chapel Street, at the mini roundabout at the top straight over onto Stapleton lane, and take an immediate right turn onto Kirkby Road, follow the road along and then turn right onto Charnwood Road, then left onto The Drive, and left again onto Peckleton Green where the property is situated on the right hand side.. For

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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	

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