



Hawthorne Way, Barwell, LE9



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£189,950



Key Features

- Two bedroom end of terrace house
- Occupying a corner plot
- Tarmac driveway providing off road parking
- Within walking distance to local amenities
- Ideal first purchase or buy to let investment
- Low maintenance rear garden
- EPC rating C
- Freehold





Situated in the heart of Barwell, within walking distance to an array of amenities, this well proportioned two-bedroom end of terrace is ideally suited to first-time buyers, investors, or those looking to downsize. The property benefits from gas central heating and double-glazed windows throughout, with the internal layout featuring a lounge and full width kitchen diner. To the first floor are two bedrooms and a contemporary bathroom. Externally, the property boasts a driveway to the front, with a low maintenance garden at the rear. Conveniently located within easy reach of major road links and a wide range of local amenities, an early viewing is strongly recommended.

Ground floor

Upon entering the home, you are welcomed into the reception room, featuring wood-effect flooring and a window to the front elevation allowing for natural light. A staircase rises to the first floor, while a folding door leads through to the kitchen, fitted with a range of units, including an inset single drainer sink with mixer tap and double base unit beneath, complemented by additional matching floor-mounted cupboard units and a three-drawer unit. Contrasting black roll-edge work surfaces sit above, with tiled splashbacks completing the space.

First floor

Ascending to the first floor, the landing provides access to two well-proportioned bedrooms. The principal bedroom is a comfortable double and benefits from a built-in wardrobe. Completing the accommodation is the bathroom, fitted with a white suite comprising a panelled bath with electric shower unit above and glazed shower screen to the side, pedestal wash hand basin, and low-level WC. The walls are finished with complementary tiling.

Outside

The property occupies a desirable corner plot and benefits from a tarmac driveway to the front. A wrought iron gate with a wide slabbed pathway provides access to the rear

garden, which is fully enclosed by a high brick retaining wall and panelled fencing for added privacy. The garden has been thoughtfully landscaped with paved slabs and decorative stone borders for low maintenance. Enjoying a sunny aspect, the outdoor space also features an external security light and power supply.

Location

Situated at the heart of Barwell village, the property enjoys a highly convenient location with easy access to the M1 and is within walking distance of the village centre, offering a wide range of amenities including shops, schools, a doctor's surgery, bus services, parks, takeaways, and public houses.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.”

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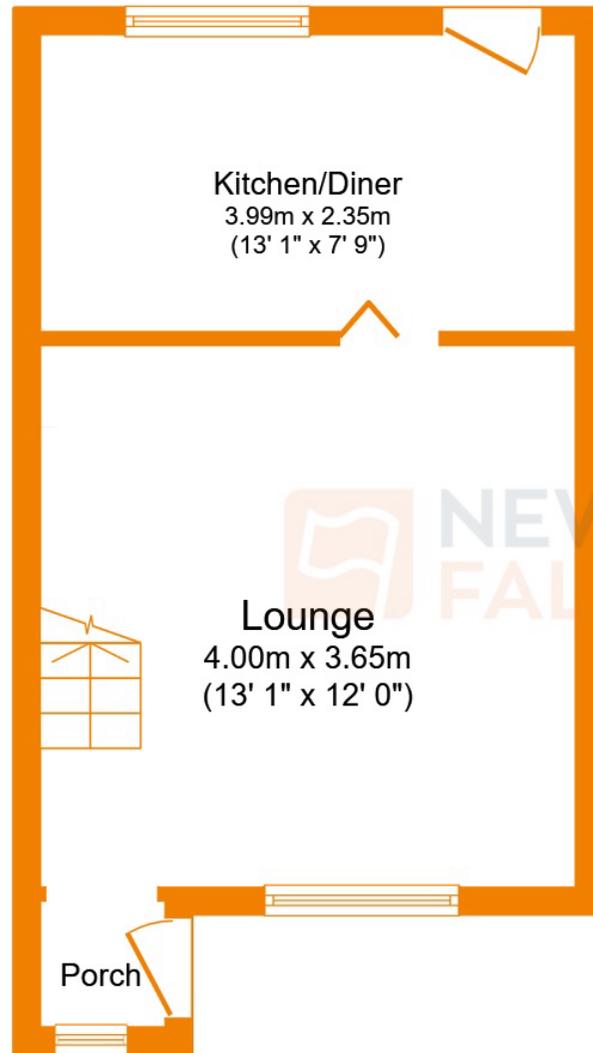
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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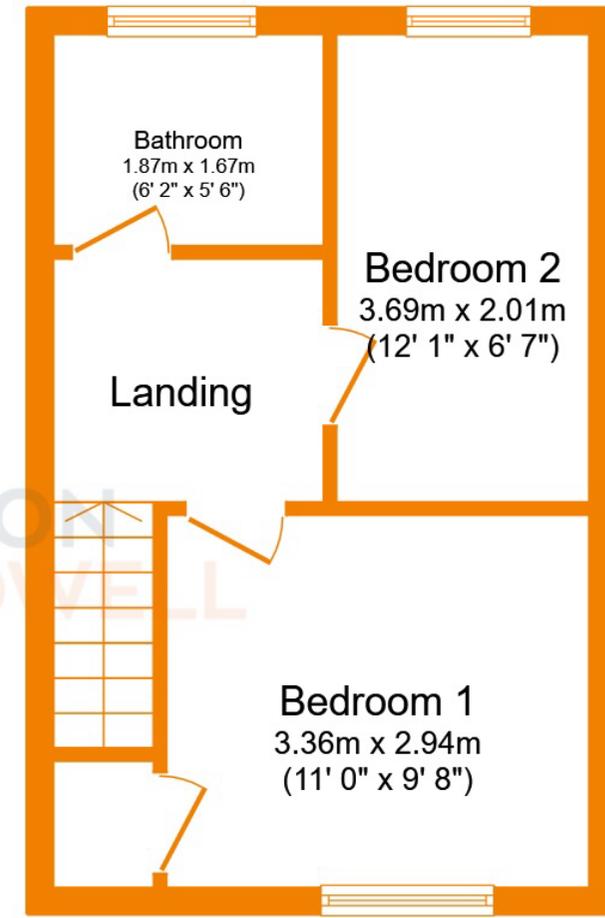
If you have a house to sell then we would love to provide you with a free no obligation valuation.





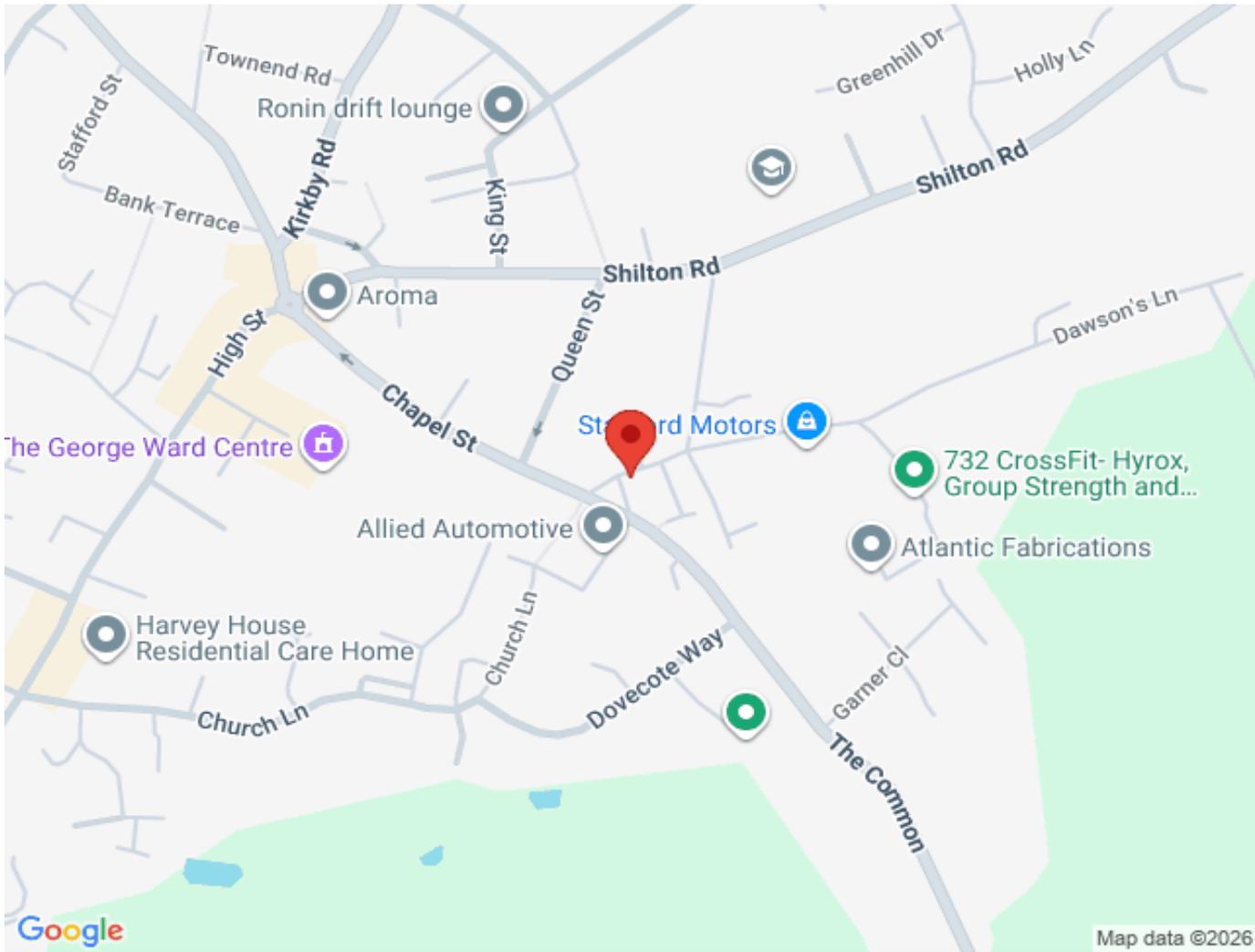


Ground Floor



First Floor

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