



The White House Barwell Lane, Hinckley, LE9 8DA
£949,950



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RH Homes and property are delighted to offer this very traditional bespoke and vastly attractive detached home set on an adopted road rural location with full surrounding countryside views and a Workshop/Annexe with parking and scope for residential use. The home is traditionally character and spacious and being very well presented and modernised throughout and briefly comprising; Entrance Hall, Walk in Pantry, Breakfast Kitchen, Inner Hall, Dining Room, Lounge, Sun Room, Utility Area, Bedroom 4/Office, Ensuite, Master Landing, Master Bedroom with Dressing Room, Walk in Wardrobe and Balcony, Second Landing, Two Double Bedrooms both with Ensuite. The Annexe offers potential for residential use/development and currently comprises; Reception Hall, Office, Kitchen, WC, Store, and further External Store Room. The accommodation sits on an excellent sized traditional plot in a quaint rural surround with patios and courtyard terrace, parking to the side and front of the property for multiple vehicles. There is UPVC double glazed windows, oil central heating, and bottled gas cooking for cooking. Viewing is a must to fully appreciate the plot and quality of property to offer.

Council Tax - F

Entrance Hall

5'3 x '3'3 (1.60m x '0.99m)

With tiled flooring, radiator, and composite door to the side aspect.

Walk in Pantry

3'3 x 3'3 (0.99m x 0.99m)

With continuation tiled flooring, shelving, and UPVC double glazed window to the side aspect.

Breakfast Kitchen

21' 0 x 9'2 overall (6.40m 0.00m x 2.79m overall)

Being fitted with a good range of wall and base level units with oak working surfaces over and upstands with subway tiled splashback surround, island breakfast bar with daughter units under, and inset belfast sink with counter top drainer, eye level oven, two integrated fridges and further microwave and dishwasher, further gas plumbed range cooker, radiator, and UPVC double glazed windows to the side and rear elevations.

Inner Hall

10'11 x 11'4 (3.33m x 3.45m)

With LVT flooring, understairs storage cupboards, and UPVC double glazed doors to the rear elevation.

Second Landing

Having electric rain sensor skylight window and shutter, and access off to:

Bedroom Two

13'1 x 19'4 (3.99m x 5.89m)

With LVT flooring, built in wardrobes, two radiators, and two UPVC double glazed windows to the rear and side aspects.

Ensuite

3'10 x 5'11 (1.17m x 1.80m)

Having a three piece white suite comprising electric shower in a cubicle, low flush WC and was hand basin, heated chrome towel rail, tiled flooring, part tiled surround and extractor.

Bedroom Three

12'9 x 11'6 (3.89m x 3.51m)

With radiator, LVT wood flooring and UPVC double glazed window to the rear aspect.

Ensuite

6'6 x 5'11 (1.98m x 1.80m)

Having a three piece white suite comprising electric shower in a cubicle, low flush WC and was hand basin, heated chrome towel rail, tiled flooring, part tiled surround and extractor.

Dining Room

12'2 x 11'5 (3.71m x 3.48m)

Having a focal point wood burner set in traditional brick surround, LVT flooring, radiator, and UPVC French doors opening onto the rear courtyard patio.

Lounge

22'10 x 13'2 (6.96m x 4.01m)

Having a feature wood burner set in a brick surround with oak wood beam and stone tile hearth, wood flooring, two radiators, and a UPVC double glazed window to the side elevation.

Sun Room

5'1 x 16'3 (1.55m x 4.95m)

With radiator, LVT flooring, and UPVC double glazed windows and door to the main garden elevation.

Utility Room

5,1 x 5'8 (1.52m,0.30m x 1.73m)

Having a work surface counter top, plumbing for washing machine and dryer, LVT flooring, and UPVC double glazed window to the side aspect.

Bedroom Four/Office

13'4 x 11'10 overall (4.06m x 3.61m overall)

Having built in wardrobes/store, LVT flooring, radiator, and UPVC double glazed window to the rear elevation.





Ensuite

6'11 x 4'10 overall (2.11m x 124.97m overall)

Having plumbing for a shower, two piece whitened suite of wash hand basin and low flush WC, tiled flooring, radiator, and UPVC double glazed window to the side aspect.

Master Landing

With upvc double glazed windows to the side aspect and access to:

Master Bedroom

13'3 x 11'0 (4.04m x 3.35m)

Being fitted with contemporary sliding door mirror wardrobes and drawers, radiator, ceiling fan, and UPVC double glazed windows to both side elevations.

Dressing Area

13'3 x 5'0 overall (4.04m x 1.52m overall)

Having further contemporary matching fitted walk in wardrobe and drawers, radiator, UPVC double glazed window to the side elevation and UPVC double glazed door leading out to the balcony.

Ensuite

9'4 x 11'6 pverall (2.84m x 3.51m pverall)

Having an impressive five piece white suite comprising; free standing claw foot bath, electric rainfall shower in cubicle and part tiled surround, low flush WC, wash hand basin, and bidet, two heated towel rails, tiled flooring, and electric rain sensor skylight and shutter.

Balcony

13'3 x 5'3 (4.04m x 1.60m)

With excellent rural views of the property grounds and surrounding fields.

Outside

The entrance has a timber gate to a block paved private driveway which leads to established lawned gardens with iron surround fencing and a slabbed courtyard patio.

Continuing on to the main gardens bring a further slabbed seating patio and raised established shrub ad rockery borders set in brick retaining walls. There are steps to a main traditional sized lawns, which leads to the entrance of the annexe accommodation .

ANNEXE

68'3 x 34'9 overall (20.80m x 10.59m overall)

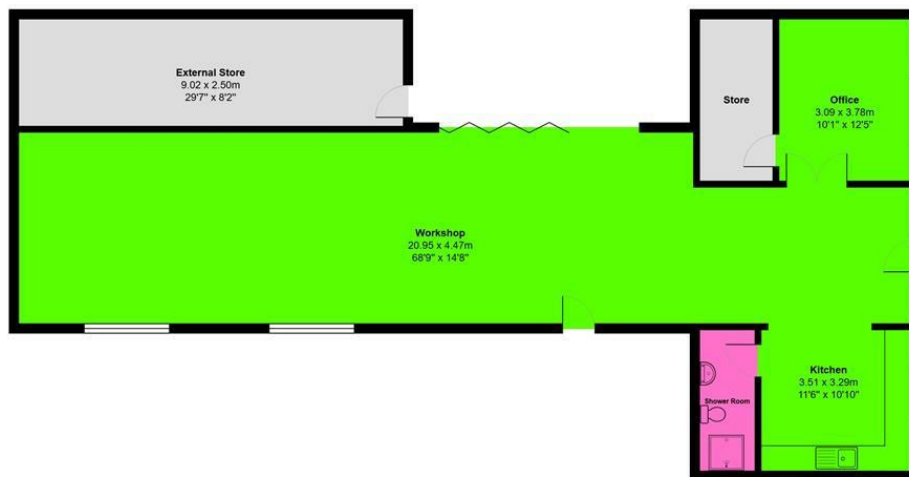
Having vinyl and laminate flooring throughout the building, a composite entrance door, UPVC double glazing and bi-fold doors to the front parking aspect.

KITCHEN - With wall and base level units and working surfaces over, and a stainless steel sink and drainer.

SHOWER ROOM - Having a three piece white suite of matte rainfall shower and tray, low flush WC, and wash hand basin, vinyl flooring, and splashback tiles.

OUTSIDE - Being recently landscaped for extra parking and accessed via double timber gates, there is also access to the external store and then a sleeper retained raised lawned garden with steps and decking. There is a further slabbed patio overlooking the fields at the rear of the property and a timber gate to a further tapering orchard plot.





Leaving Hinckley along the Ashby Road as if towards Market Bosworth, turn left at the cross road traffic lights and proceed along Normandy Way perimeter road just prior to the walk way bridge will be a left turning where The White House will be sign posted in Brown and you make your way onto Barwell Lane. Continue along the single track where the home is situated on the left hand side . For SATNAV users the postcode of the property is LE9 8DA.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) 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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