



 NEWTON

Friswell Close, Barwell - LE9 8NL

Offers Over £230,000

 **NEWTON FALLOWELL**



Friswell Close

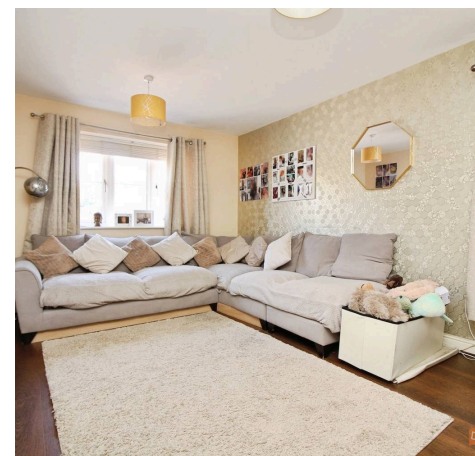
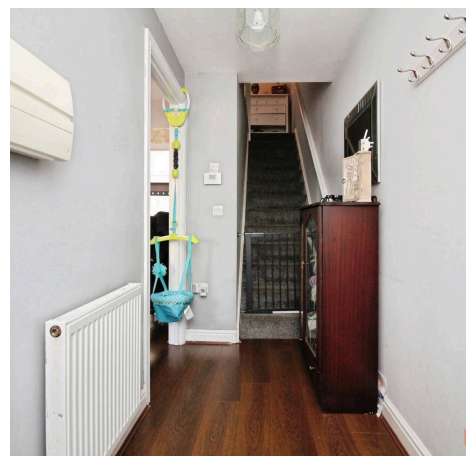
Barwell, Leicester

Presenting an exciting opportunity to acquire a modern three bedroom semi detached family home, perfectly positioned along a no through road in a popular residential location. Upon entering, you are welcomed by an entrance hall that leads to a living area, designed to provide both comfort and style, with ample space for relaxation or entertaining guests. The well-appointed kitchen is fitted with modern units and integrated appliances, complemented by a practical dining area. A conveniently located downstairs WC adds to the functionality of the ground floor, providing every-day practicality for busy households. Upstairs, the property boasts three well-proportioned bedrooms and a contemporary bathroom. Additional benefits include gas central heating and double glazing throughout. The property also offers off road parking as well as a low maintenance garden area. With freehold tenure and a council tax band B, this home presents an attractive proposition for families, professionals or those looking to upsize.

Council Tax band: B

Tenure: Freehold

- Three bedrooms
- Semi detached family home
- Situated along a 'no through road'
- Downstairs WC
- Off road parking and low maintenance garden
- Gas central heating and double glazing
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entry to the home you step into the welcoming entrance hall offering a staircase rising to the first floor and a door through to the reception room, with dual aspect glazing and wood effect flooring. The kitchen diner is fitted with a modern range of wall and base units with complementary work surfaces over, sink and drainer, built in oven with four ring gas hob with hood, concealed boiler and space for appliances. With a useful storage cupboard and a door leading through to a rear lobby with access to a guest WC and the garden.

Moving upstairs

Ascend to the first floor, the landing provides access to three practical bedrooms, two of which are comfortable doubles. The bathroom is fitted with a modern three piece suite comprising a bath with shower over, wash basin and WC.

Outside

The plot offers a driveway to the side providing off road parking with gated access leading through to a low maintenance garden not directly overlooked from beyond.

Location

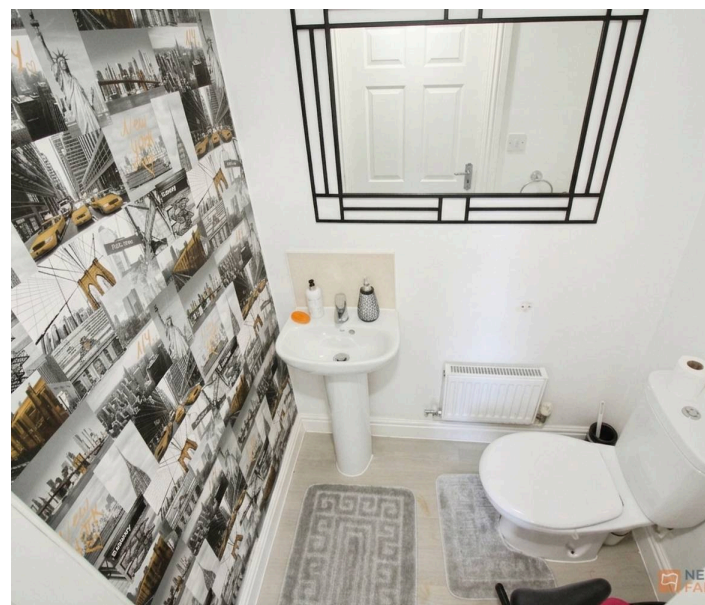
Situated in the popular village of Barwell, the property is conveniently located for access into Hinckley town centre, with a main bus route nearby. The village itself benefits from local schooling, a Co-Op convenience store and a nearby park, making it ideal for families.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth District Council - Tax Band B. 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.

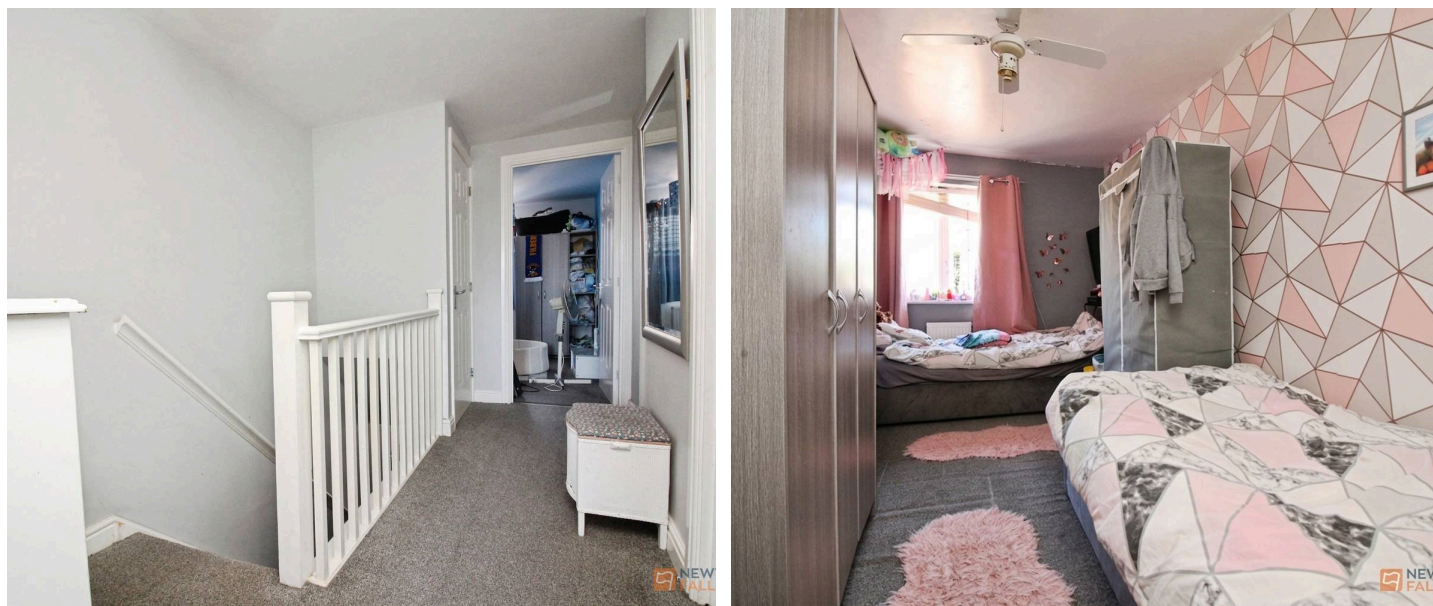
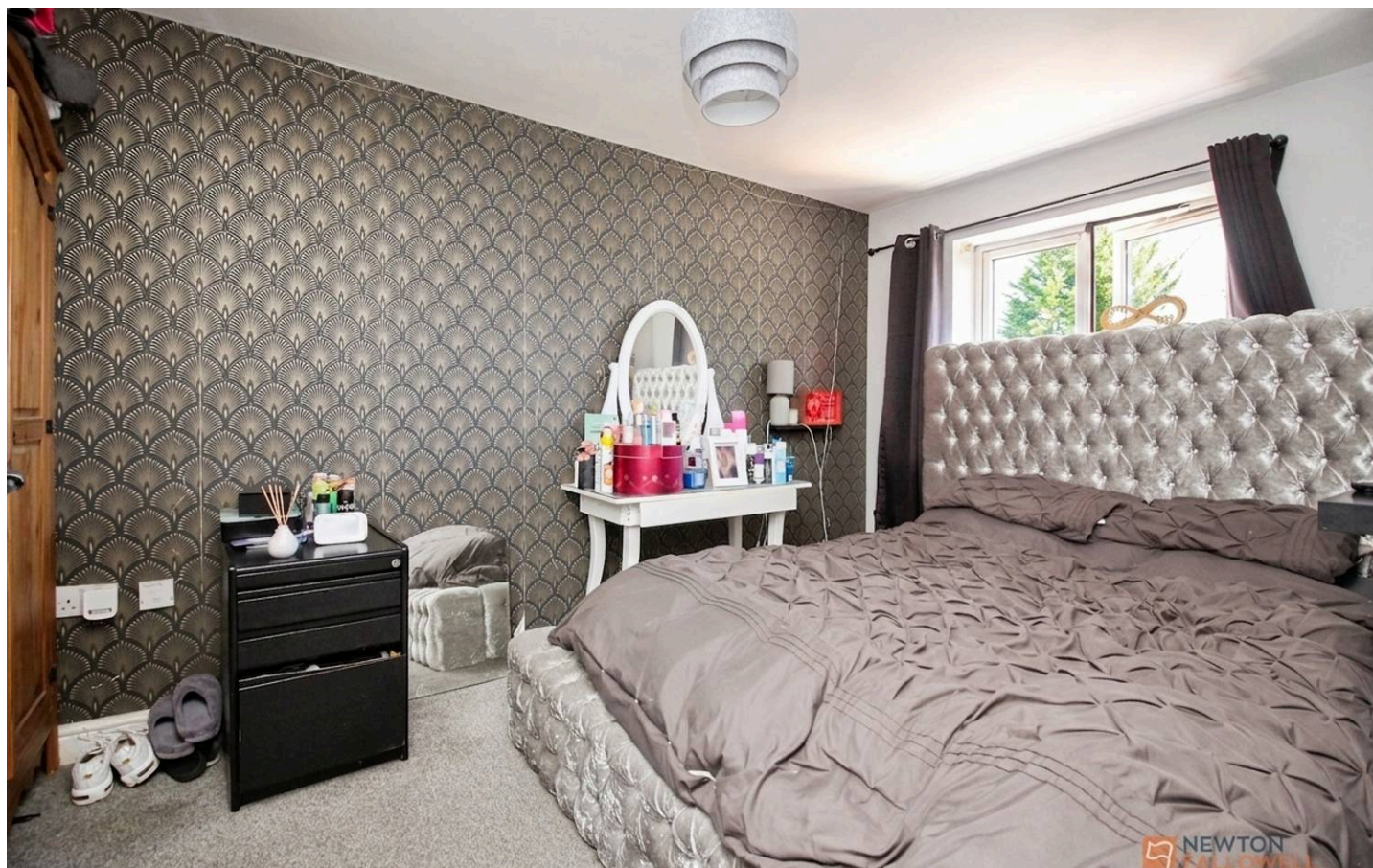


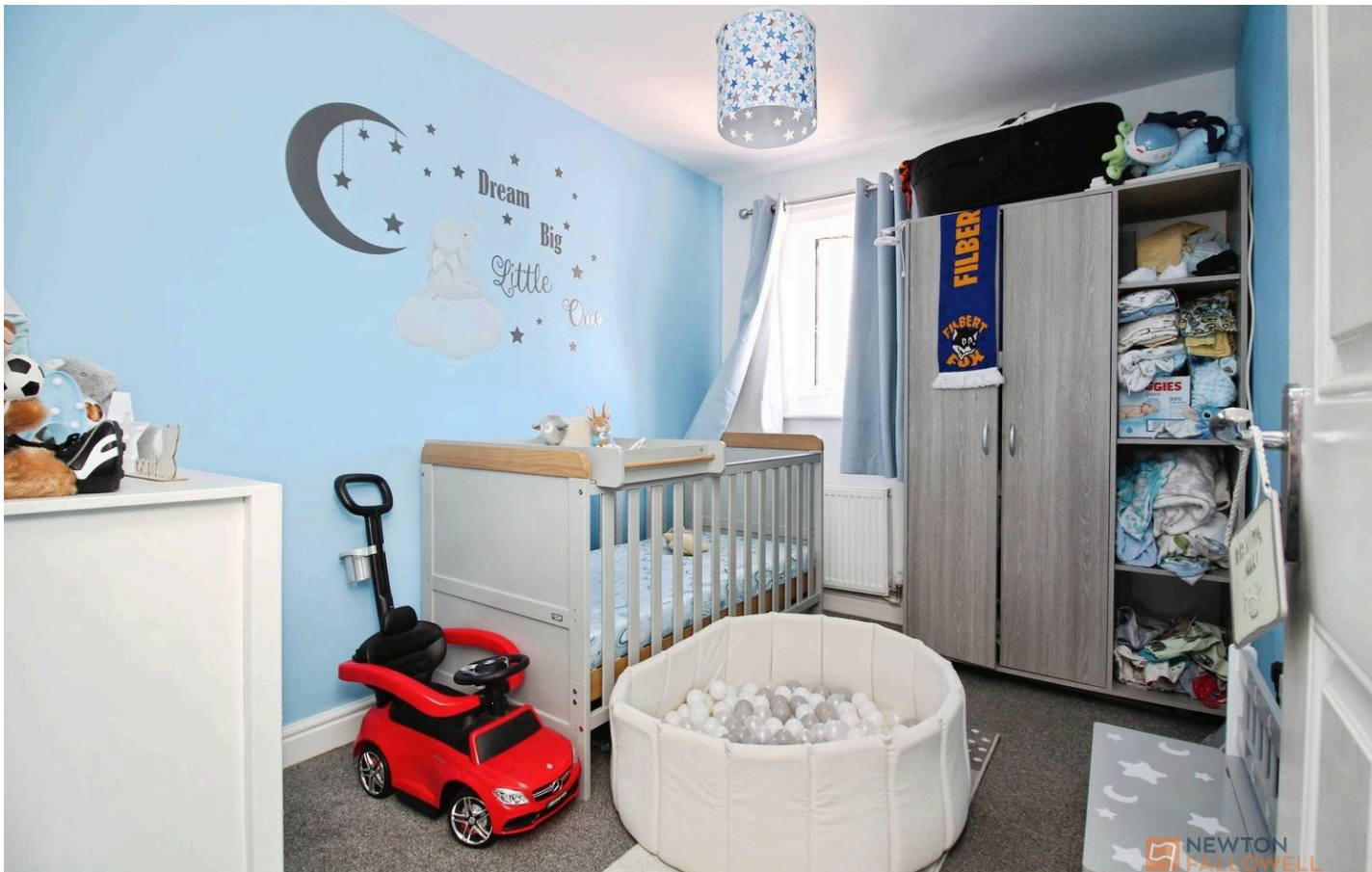
Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of 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."





Agents Note

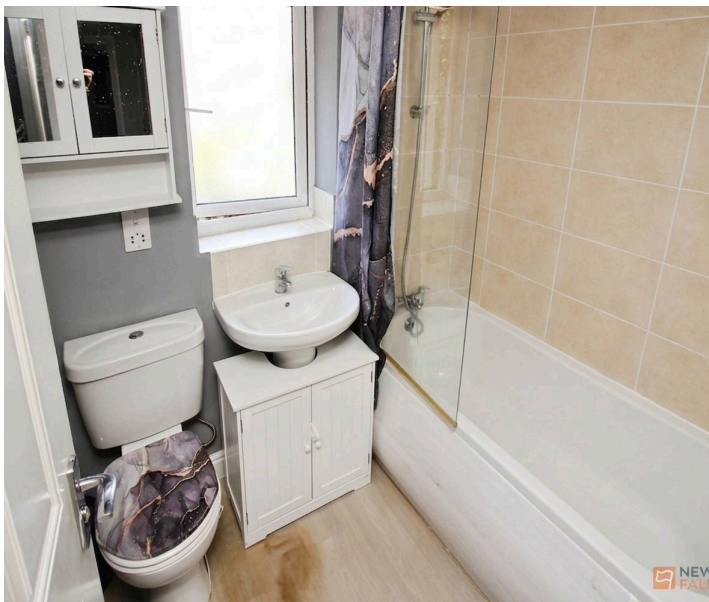
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

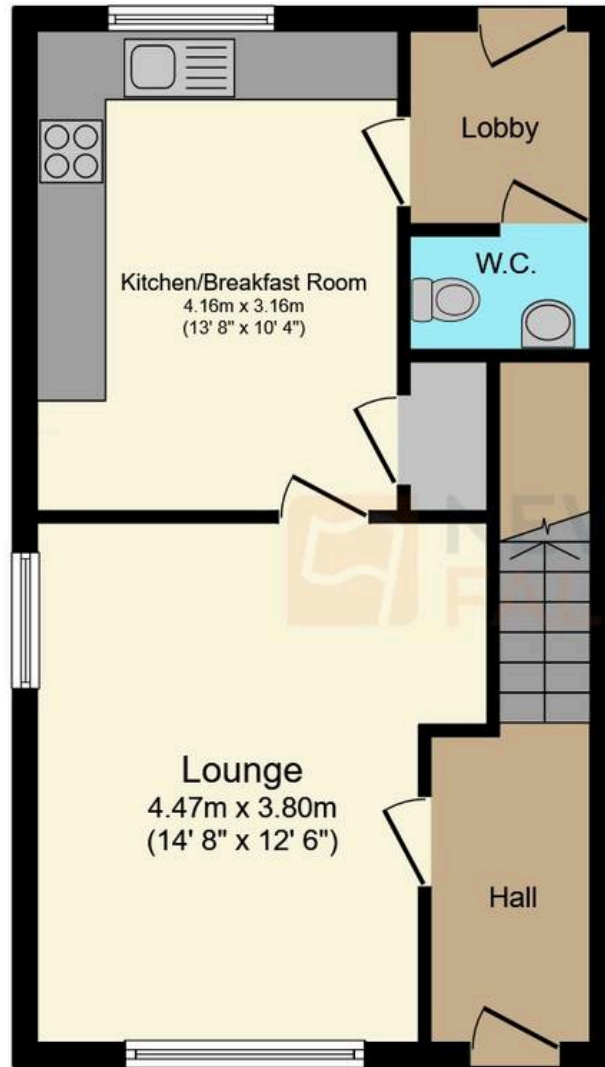
Referrals

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 (Everyone Mortgages) 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.

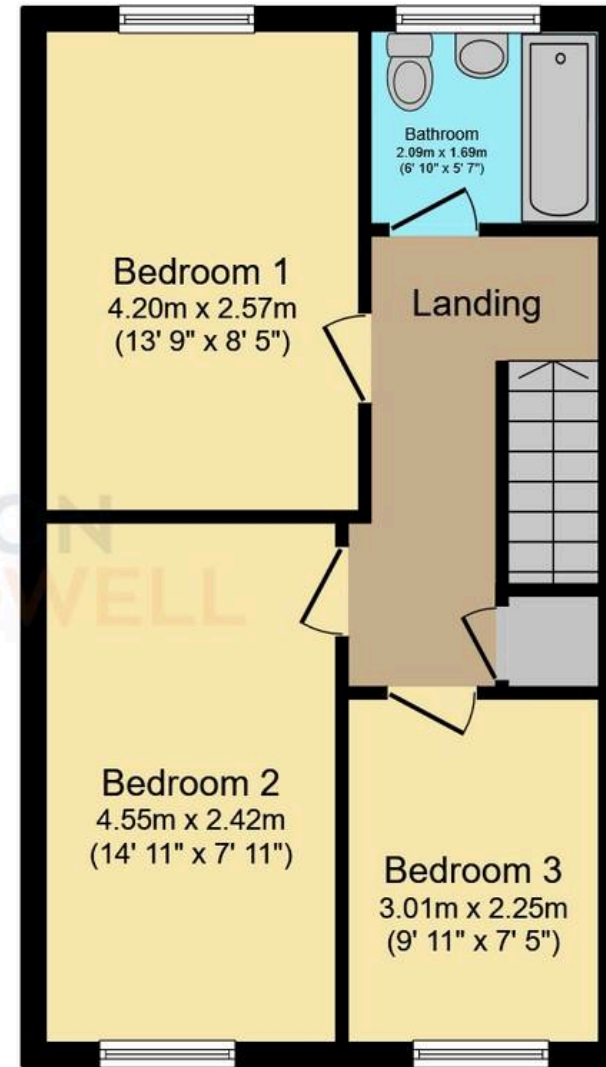
Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.





Ground Floor



First Floor

Total floor area: 85.7 sq.m. (923 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Newton Fallowell LFE

Newton Fallowell, 18 Hinckley Road - LE3 3GH

01163665666 · lfe@newtonfallowell.co.uk · www.newtonfallowell.co.uk/



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