

CASTLE ESTATES

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A SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH BOTH SINGLE AND DOUBLE GARAGES SITUATED IN A POPULAR RESIDENTIAL LOCATION CONVENIENT FOR ALL LOCAL AMENITIES



**36 FAIRACRE ROAD
BARWELL LE9 8HH**

Guide Price £245,000

- Double Glazed Entrance Porch To Hall
- Dining Kitchen
- Bathroom & Separate w.c.
- Single & Double Garages
- Private Lawned Rear Garden
- Well Proportioned Lounge
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Space For Caravan/Motorhome
- NO CHAIN



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VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel from the centre of Barwell along Stapleton Lane and take the second left turn into Fairacre Road. This property can be seen on the right hand side, on the corner of Galloway Close.

DESCRIPTION

This detached family residence whilst is in need of general modernisation offers spacious accommodation throughout with ample parking, single and double garages. Viewing is highly recommended.

The accommodation enjoys a large upvc double glazed entrance porch leading to inner hall, well proportioned lounge and a dining kitchen. To the first there are three good sized bedrooms, bathroom and separate w.c. Pleasant and private mature rear garden.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

ENTRANCE PORCH

13'1" x 6'2" (4m x 1.9m)

having upvc double glazed front door and side windows, feature brickwork, central heating radiator and laminated wood effect flooring.

INNER HALL

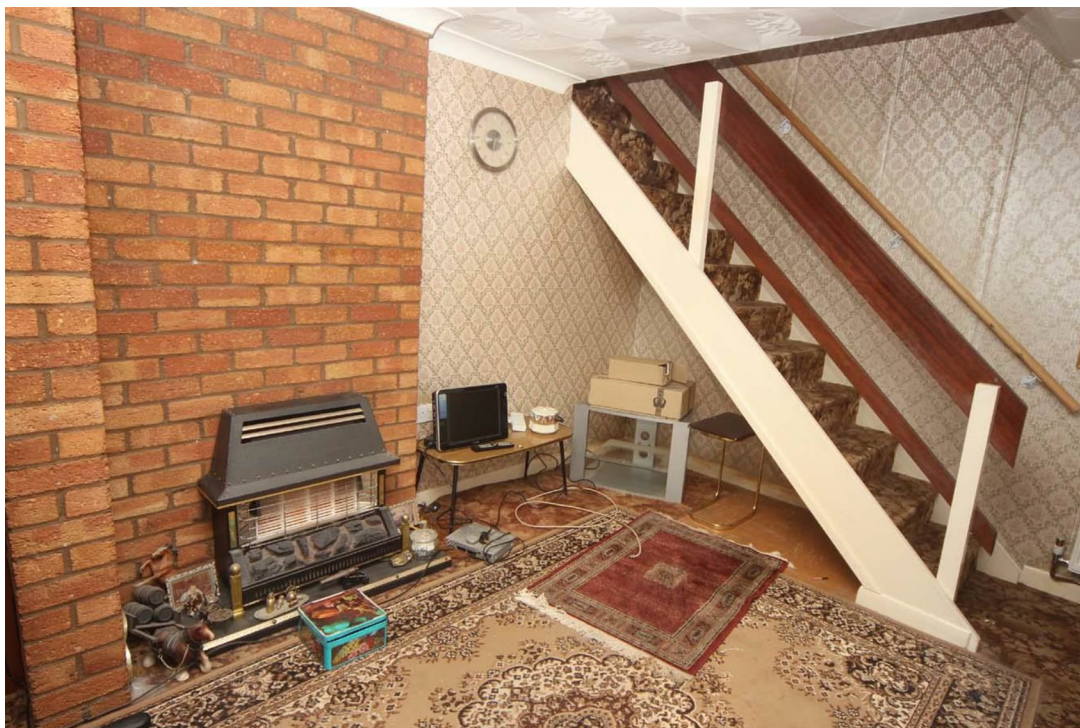
5'10" x 3'11" (1.8m x 1.2m)

having central heating radiator and electric fuse board.

LOUNGE

17'0" x 12'5" (5.2m x 3.8m)

having feature brick fireplace with gas fire, tv aerial point, central heating radiator, double glazed patio doors opening onto the porch. Archway with folding doors leading to Dining Kitchen.



DINING KITCHEN

17'4" x 12'1" (5.3m x 3.7m)

having a range of medium oak units including base units, drawers and wall cupboards, matching work surfaces and inset double bowl sink with mixer tap, space and plumbing for washing machine, gas cooker fitted, floor mounted gas fired boiler for central heating and domestic hot water. Upvc double glazed side entrance door, picture window and double glazed patio doors opening onto the rear garden.

FIRST FLOOR LANDING

having balustrading, central heating radiator, access to the roof space, built in airing cupboard housing the hot water cylinder and immersion heater.

SEPARATE W.C.

having low level w.c. and central heating radiator.

BATHROOM

having coloured suite including panelled bath with shower over, pedestal wash hand basin, chrome ladder style heated towel rail and shaver point.



BEDROOM ONE

11'5" x 9'10" (3.5m x 3m)
having central heating radiator.

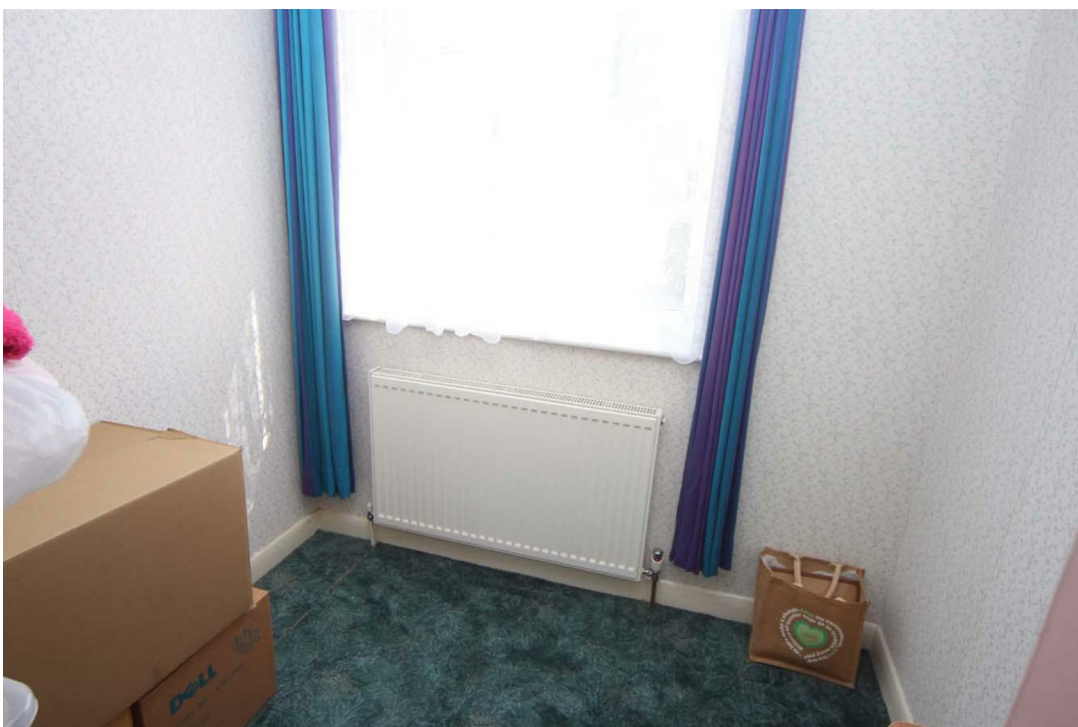


BEDROOM TWO

10'9" x 7'10" (3.3m x 2.4m)
having central heating radiator.

BEDROOM THREE

7'6" x 6'6" (2.3m x 2m)
having central heating radiator.



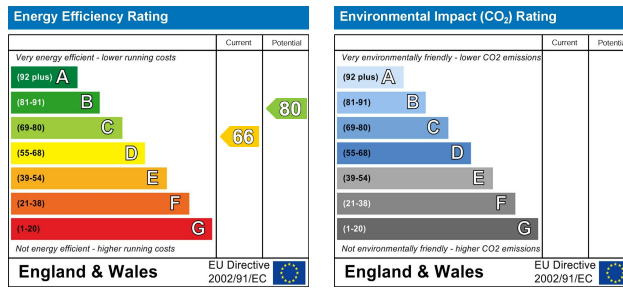
OUTSIDE

There is direct vehicular access over a large tarmac driveway with standing for several cars leading to both a SINGLE GARAGE (5.1m x 2.5m) with up and over door, power, light and rear personal door. DOUBLE GARAGE (6.3m x 4.3m) with up and over door, power, light and rear personal door. Double gates leading to further space for cars/caravan. A lawned rear garden with patio area, cold water tap, walled and fenced boundaries, mature trees and shrubs. Open countryside views in distance.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	66	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



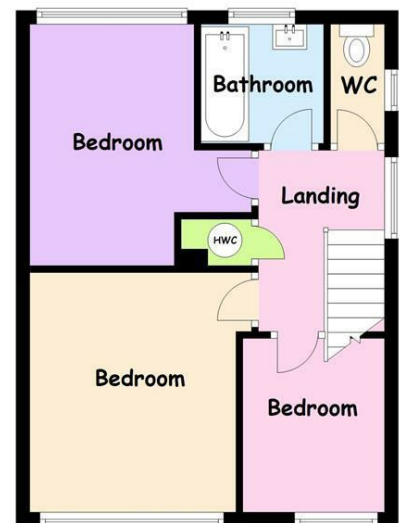
Ground Floor

Approx. 86.9 sq. metres (935.9 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



Total area: approx. 125.5 sq. metres (1350.5 sq. feet)

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 12.00 pm
