

# CASTLE ESTATES

1982

**A GOOD SIZED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE  
STANDING ON A LARGE PLOT WITH OFF ROAD PARKING, GARAGE AND MATURE  
PRIVATE GARDENS SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**29 WATERFALL WAY  
BARWELL LE9 8EH**

**Offers In The Region Of £220,000**

- NO CHAIN - VIEWING ESSENTIAL
- Spacious Lounge/Dining Room
- Two Double Bedrooms & One Single Bedroom
- Ample Off Road Parking
- Sizeable Gardens Front & Rear
- Entrance Hall
- Well Fitted Kitchen
- Family Bathroom
- Brick Built Garage
- Popular & Convenient Location



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www.castles-online.co.uk



**\*\* NO CHAIN \*\*** Waterfall Way, Barwell, Leicester, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers. The property offers ample space for comfortable living and internal viewing is highly recommended.

The accommodation enjoys an entrance hall, spacious lounge/dining room and a well fitted kitchen. To the first floor there are three bedrooms and a family bathroom.

One of the standout features of this home is its large, mature, and private gardens, providing a serene outdoor retreat. Whether you wish to cultivate your green thumb or simply relax in a peaceful setting, this garden is sure to impress.

With its convenient location in Barwell, residents will benefit from easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

The absence of a chain means that you can move in without delay, making this property even more appealing.

### **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band B (Freehold).

### **ENTRANCE HALL**

13'3" x 5'7" (4.04m x 1.71m )

having upvc double glazed front door and side windows with obscure glass, central heating radiator and staircase to the First Floor Landing.





## LOUNGE/DINING ROOM

23'11" x 11'0" (7.30m x 3.37m )

having upvc double glazed bow window to front and upvc double glazed window to rear, feature brick fireplace with inset fire, wall light points, coved ceiling and central heating radiator.







## KITCHEN

10'4" x 7'7" (3.15m x 2.33m )

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, ceramic tiled splashbacks, built in oven, gas hob with extractor hood over, space for fridge, space and plumbing for washing machine, central heating radiator, upvc double glazed window to side, two upvc double glazed windows to rear and door opening onto garden.





## FIRST FLOOR LANDING

9'5" x 6'6" (2.89m x 2m)

having access to the roof space and upvc double glazed window with obscure glass to side.





## BEDROOM ONE

10'9" x 10'5" (3.28m x 3.18m )

having central heating radiator and upvc double glazed window to front.





## BEDROOM TWO

10'4" x 10'4" (3.17m x 3.17m )

having central heating radiator and upvc double glazed window to rear.





### BEDROOM THREE

7'11" x 6'6" (2.43m x 1.99m )

having central heating radiator and upvc double glazed window to front.





## BATHROOM

6'5" x 6'0" (1.98m x 1.85m )

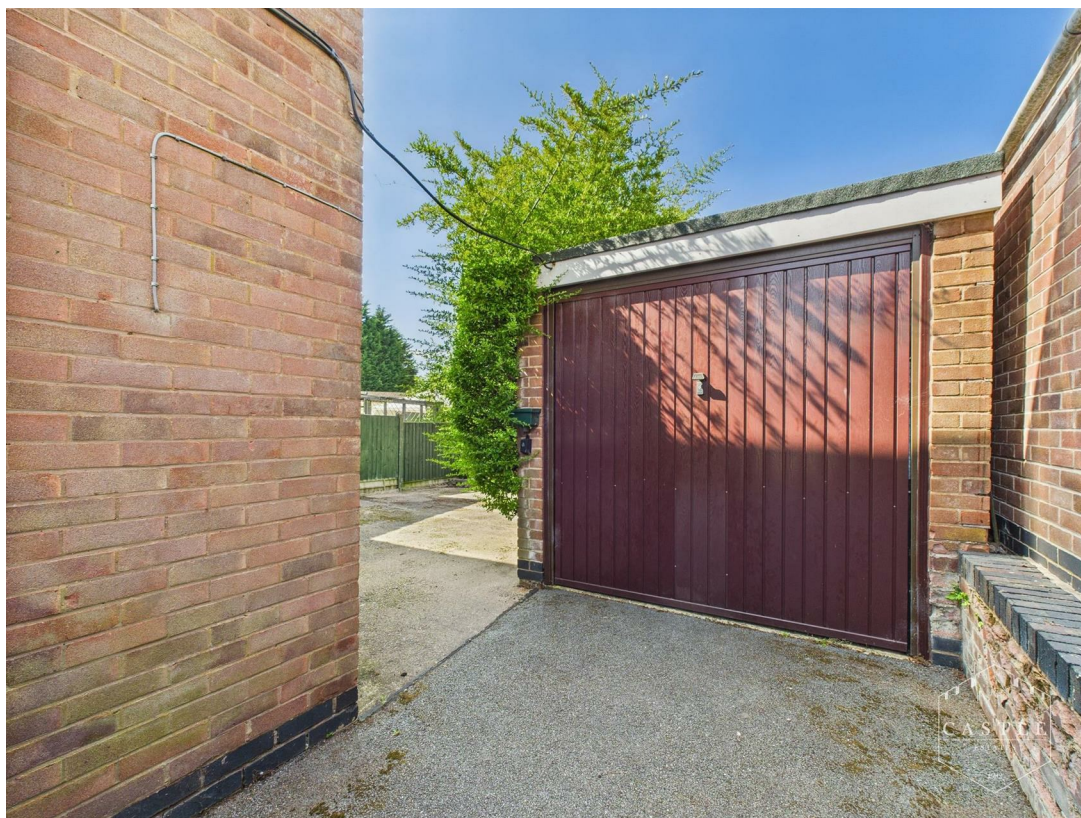
having panelled bath, low level w.c., pedestal wash hand basin, central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass to rear.





## OUTSIDE

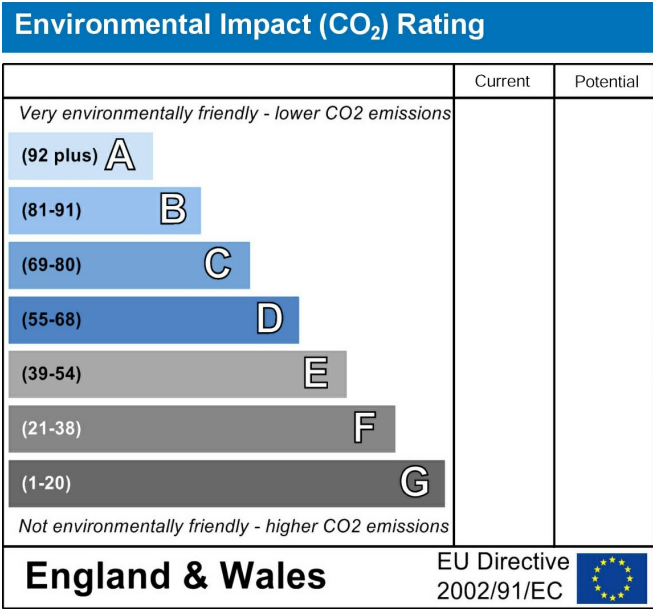
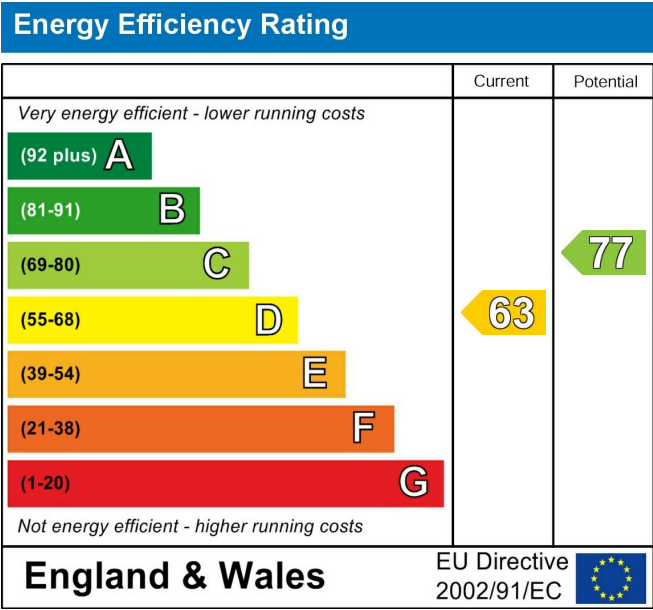
There is direct vehicular access over a good sized tarmac driveway with standing for several cars. Wrought iron gates leading to GARAGE with up and over door. A lawned foregarden with flower borders. A fully enclosed and large private rear garden with patio area, lawn, mature trees, shrubs and flower borders, well fenced boundaries.



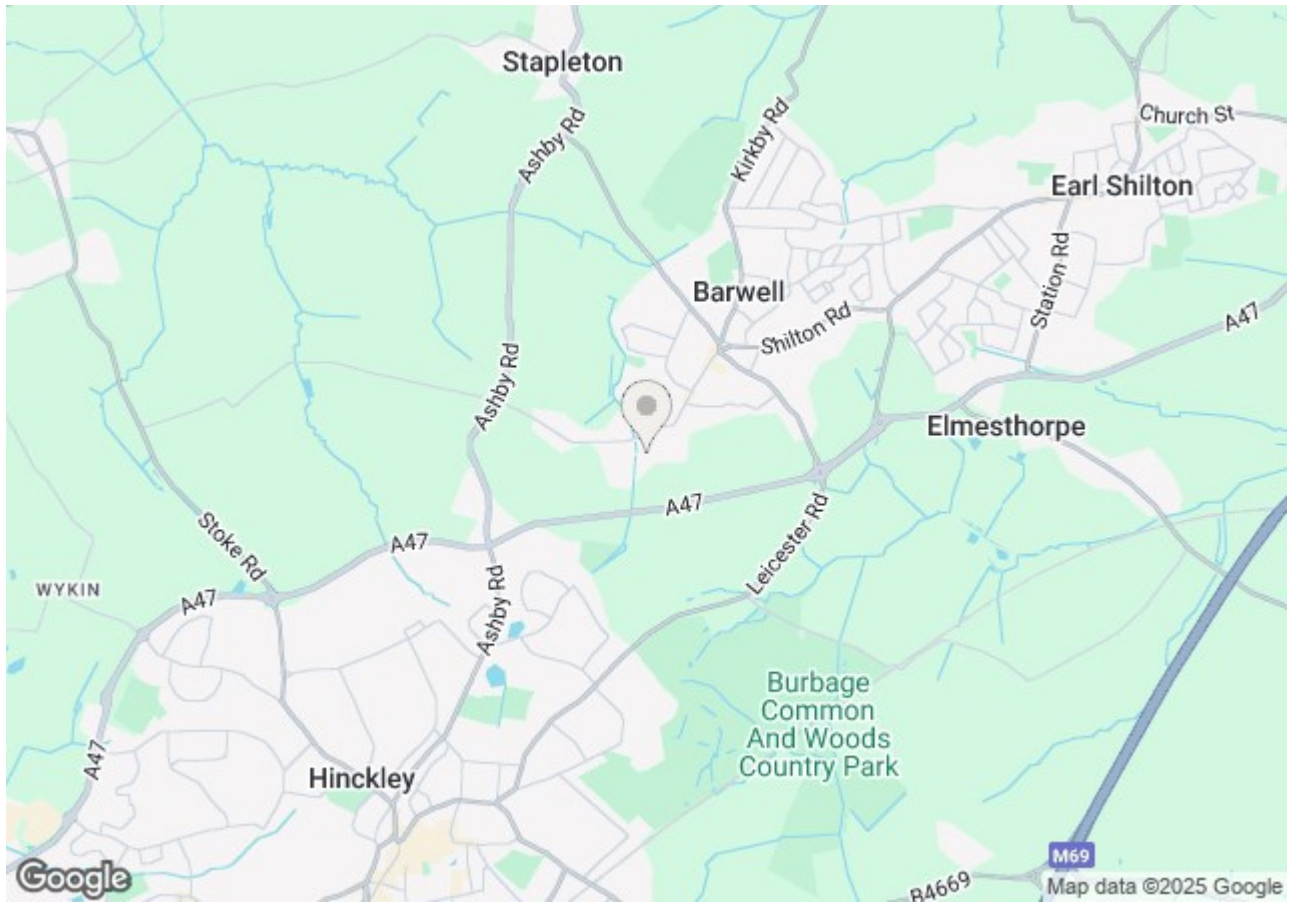










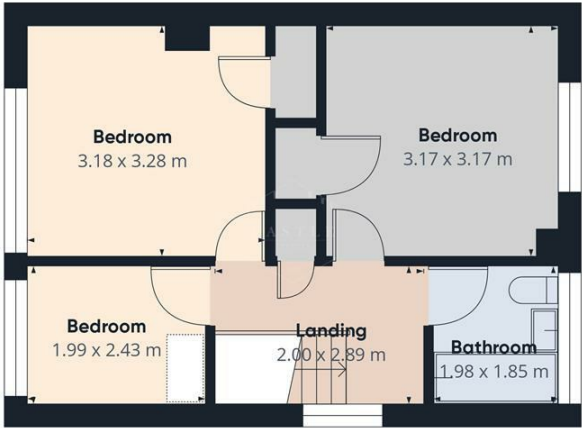


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
72.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## **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 13.00 pm

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