

# CASTLE ESTATES

1982

**A WELL PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI  
DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A  
POPULAR RESIDENTIAL LOCATION**



**20 BARRIE ROAD  
HINCKLEY LE10 0QX**  
**Offers Over £265,000**

- Impressive Entrance Hall
- Separate Dining Room
- Well Fitted Shaker Style Kitchen
- Newly Fitted Contemporary Shower Room
- Easy To Maintain Private Rear Garden
- Attractive Lounge
- Upvc Double Glazed Conservatory
- Three Good Sized Bedrooms
- Ample Off Road Parking
- VIEWING ESSENTIAL



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Welcome to this charming semi-detached house located on Barrie Road in the popular town of Hinckley.

This property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three good sized bedrooms, there is plenty of room for the whole family. The house features a newly fitted contemporary shower room. Outside there is ample off road parking and an easy to maintain private rear garden.

Situated in a sought-after residential area, this home is ideal for those looking for easy access to local amenities and transport links.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

### **VIEWING**

By arrangement through the Agents.

### **DESCRIPTION**

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

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

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## ENTRANCE HALL

having composite front door with double glazed side windows with obscure glass, alarm control panel, coved ceiling, wood effect flooring and central heating radiator. Glass panelled staircase leading to First Floor Landing with pull out storage cabinets and cupboard beneath.



## LOUNGE

11'3" x 10'10" (3.45m x 3.32m )

having upvc double glazed bay window to front with fitted shutters, coved ceiling, tv aerial point and feature open fireplace. Glass panelled double doors to Dining Room.





## DINING ROOM

12'5" x 11'4" (3.79m x 3.47m )

having feature log burner, central heating radiator, wood effect flooring and upvc double glazed double doors opening onto Conservatory.



## CONSERVATORY

8'11" x 8'6" (2.73m x 2.60m )

having tv aerial point, brick base with polycarbonate roof, upvc double glazed windows with fitted blinds and doors opening onto the rear garden.



## KITCHEN

17'2" x 6'9" (5.24m x 2.08m )

having attractive range of fitted Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and contemporary style splashbacks, inset sink with mixer tap, space for rangemaster style cooker, extractor hood over, integrated dishwasher, built in microwave, space and plumbing for washing machine, space for American style fridge freezer, built in gas fired boiler for central heating and domestic hot water, designer central heating radiator, ceramic tiled flooring, upvc double glazed window to side and composite stable door to rear garden.





## KITCHEN



## FIRST FLOOR LANDING

having glass panelled balustrade, access to the part boarded roof space and upvc double glazed window to side.





## BEDROOM ONE

12'5" x 11'3" (3.79m x 3.44m )

having central heating radiator, tv aerial point and upvc double glazed window to rear.



## BEDROOM TWO

13'2" x 10'2" (4.03m x 3.11m )

having central heating radiator, tv aerial point and upvc double glazed bay window to front.



### BEDROOM THREE

7'11" x 7'8" (2.42m x 2.36m )

having central heating radiator, tv aerial point and upvc double glazed window to front.





## SHOWER ROOM

7'7" x 6'1" (2.32m x 1.87m )

having newly fitted contemporary suite including double shower cubicle with rain shower over and attachments, vanity unit with bowl wash hand basin with chrome mixer tap, low level w.c., black heated towel rail, LED feature lighting, underfloor heating, ceramic tiled walls and flooring.



## OUTSIDE

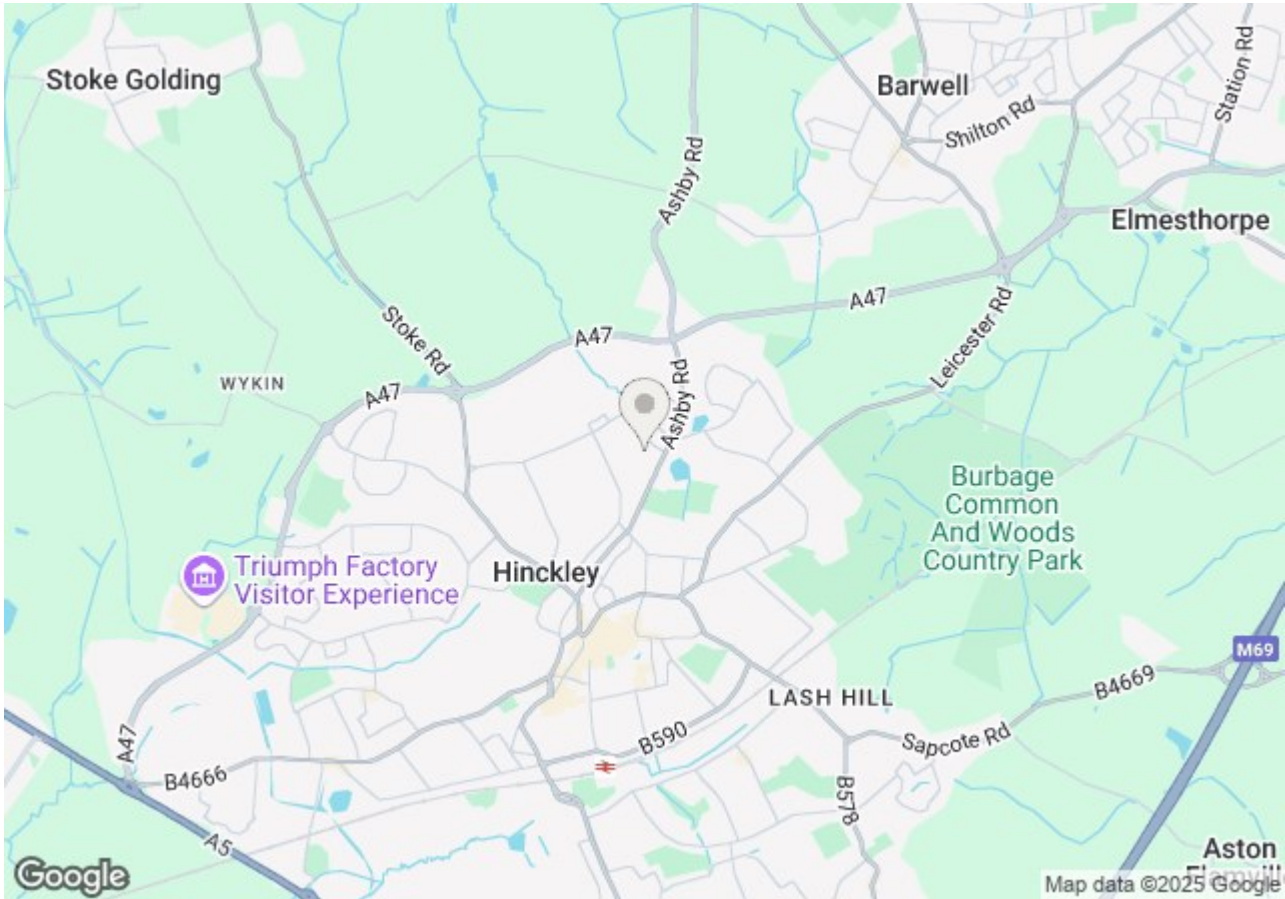
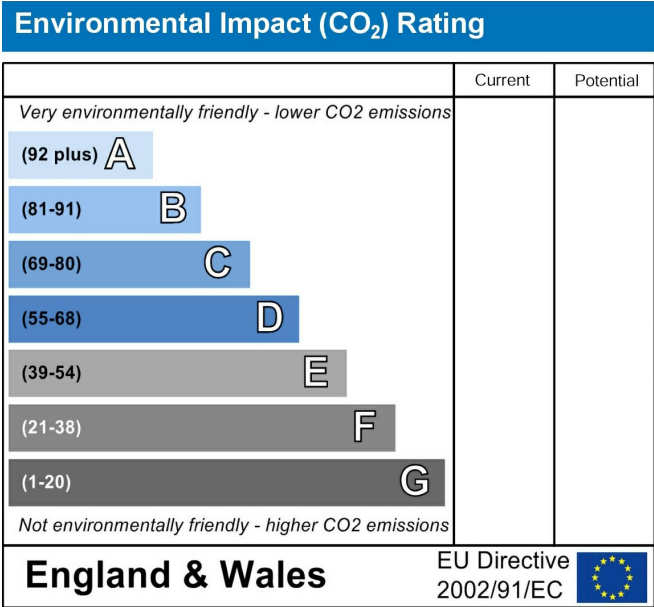
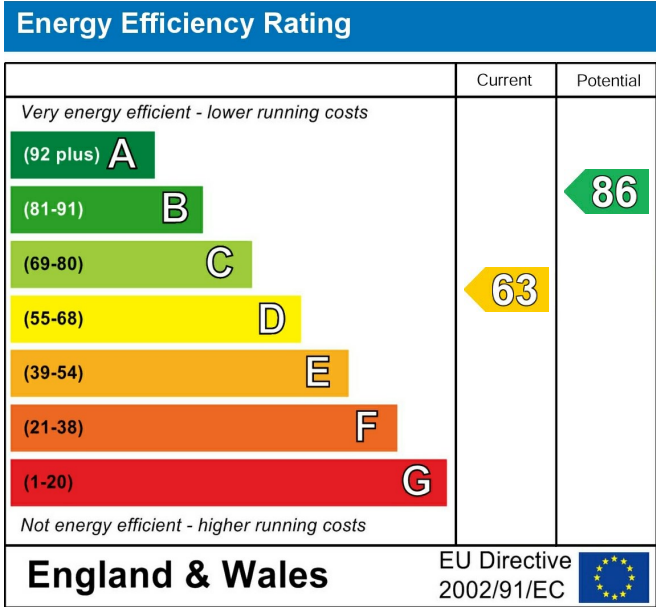
There is direct vehicular access over a block paved driveway with standing for several cars. Pedestrian access via gate to a fully enclosed rear garden with patio, artificial lawn, further decked area and well fenced boundaries.



## OUTSIDE

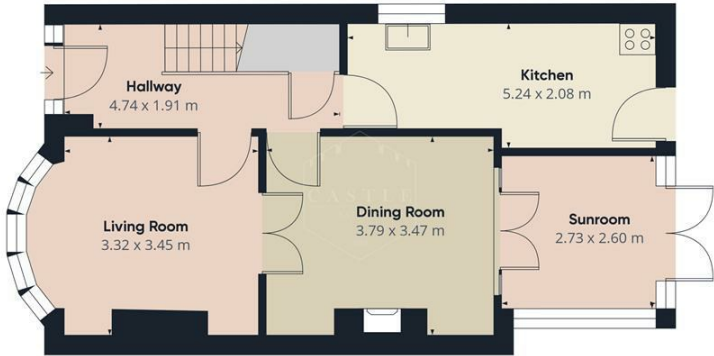




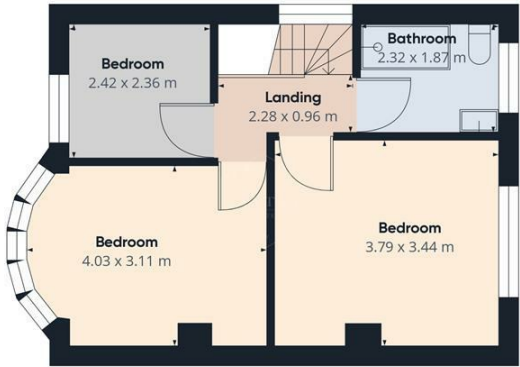




Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
	Current	Potential		Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0



Floor 1

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

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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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