

CASTLE ESTATES

1982

A SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH PARKING, GARAGE AND LAWNED GARDENS SITUATED IN A POPULAR VILLAGE LOCATION



20 BROOKSIDE BARLESTONE CV13 0NL

£1,500 PCM

- Entrance Hall With Guest Cloakroom
- Separate Dining Room
- Kitchen
- Four Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Spacious Lounge
- Sun Room
- Rear Porch/Utility Room
- Family Bathroom
- Lawned Gardens



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**** AVAILABLE NOW **** This spacious detached family residence stands on a corner plot with off road parking, garage and private mature garden. Viewing is essential

The accommodation enjoys entrance hall with guest cloakroom, spacious lounge, separate dining room, sun room, well fitted kitchen and rear utility/porch. To the first floor there are four good sized bedrooms and a family bathroom.

It is situated in a popular residential location, convenient for all local shops, schools and amenities.

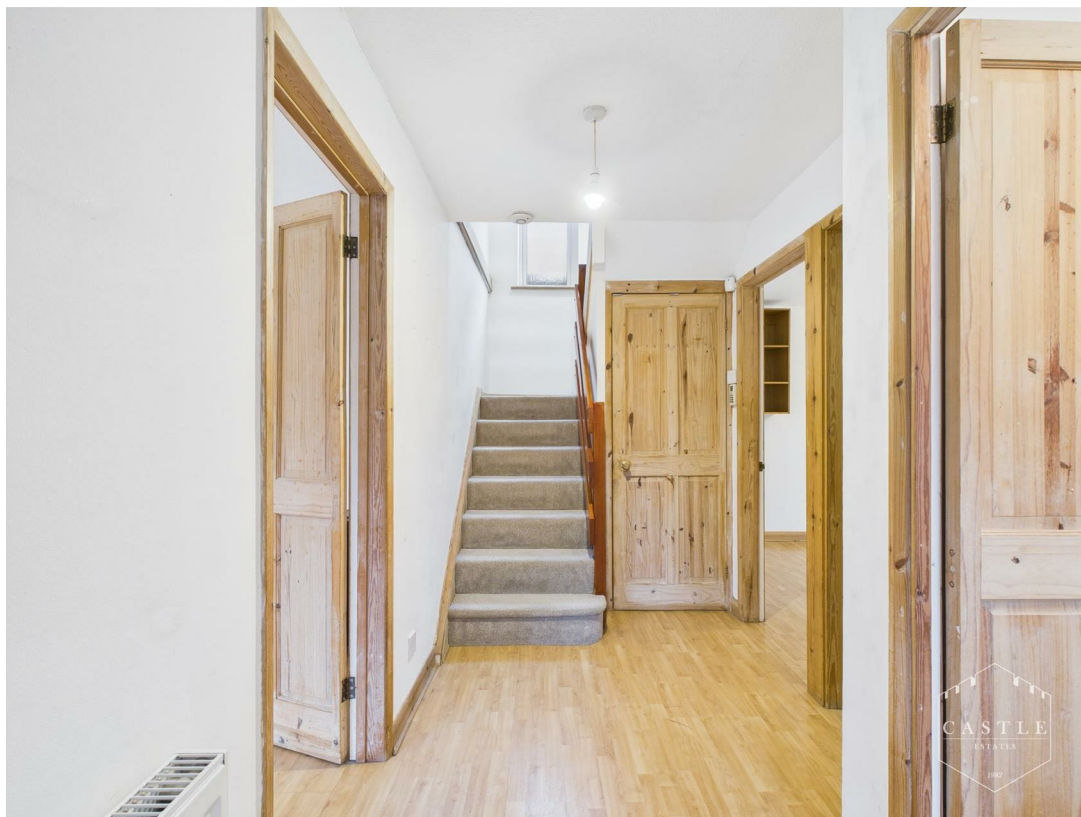
COUNCIL TAX BAND & TENURE

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

HALL

11'6 x 5'9 (3.51m x 1.75m)

having upvc double glazed front door and side window with obscure glass, central heating radiator and wood effect flooring. Staircase to First Floor Landing.



GUEST CLOAKROOM

7 x 3'3 (2.13m x 0.99m)

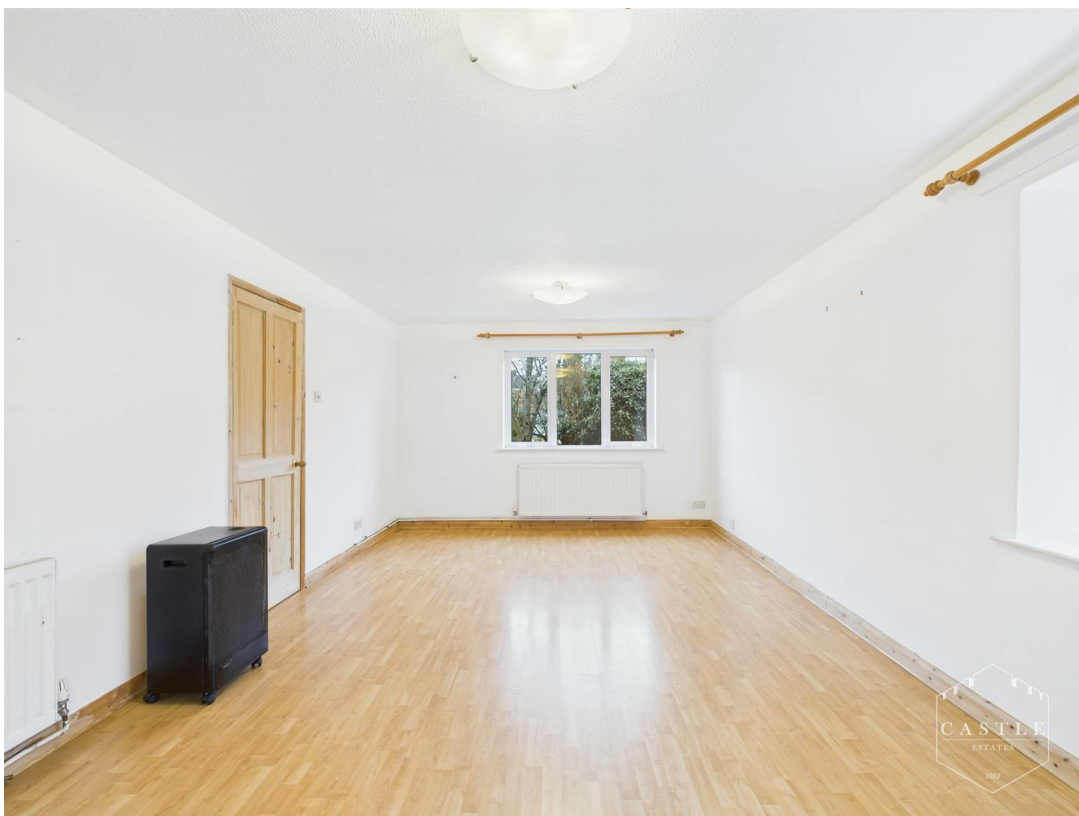
having low level w.c., wash hand basin, central heating radiator and upvc double glazed window with obscure glass.



LOUNGE

19'3 x 11'10 (5.87m x 3.61m)

having two central heating radiators, wood effect flooring, tv aerial point, upvc double glazed window to front and upvc double glazed square bay window to side.



DINING ROOM

12'9 x 8'9 (3.89m x 2.67m)

having central heating radiator, wood effect flooring, upvc double glazed window to side and sliding doors opening onto Sun Room.



SUN ROOM

10 x 6'3 (3.05m x 1.91m)

having central heating radiator, wood effect flooring, upvc double glazed windows to side and double doors opening onto rear garden.



KITCHEN

10'9 x 10'2 (3.28m x 3.10m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in electric oven and ceramic hob, wood effect flooring, central heating radiator, upvc double glazed window to side and door to Rear Porch.



REAR PORCH/UTILITY ROOM

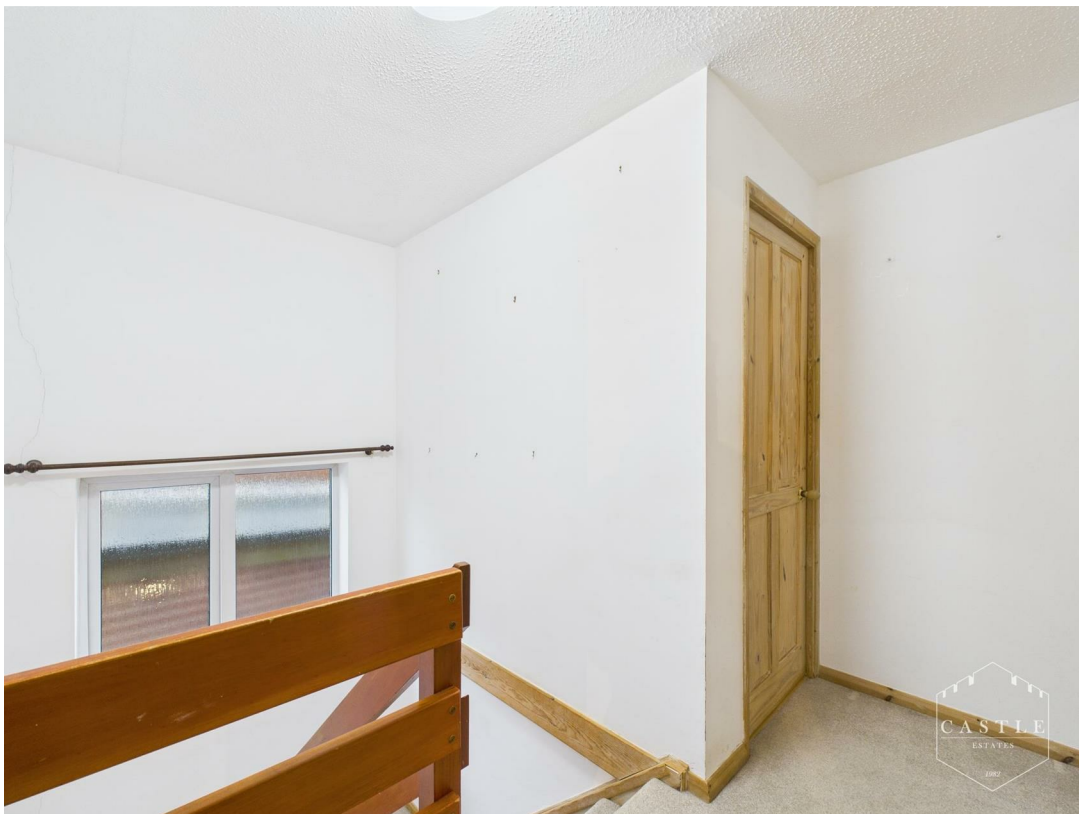
8'6 x 6'4 (2.59m x 1.93m)

having built in cupboards, central heating radiator, upvc double glazed windows and door opening onto rear garden.



HALF LANDING

having upvc double glazed window to side with obscure glass.



FIRST FLOOR LANDING

having access to the roof space.

BEDROOM ONE

12'4 x 12'3 (3.76m x 3.73m)

having wood effect flooring, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

12'2 x 9'7 (3.71m x 2.92m)

having wood effect flooring, central heating radiator and upvc double glazed window to front.



BEDROOM THREE

12 x 9'5 (3.66m x 2.87m)

having wood effect flooring, central heating radiator and upvc double glazed window to side.



BEDROOM FOUR

13'1 x 6'9 (3.99m x 2.06m)

having wood effect flooring, central heating radiator and upvc double glazed window to rear.



BATHROOM

6'2 x 6'2 (1.88m x 1.88m)

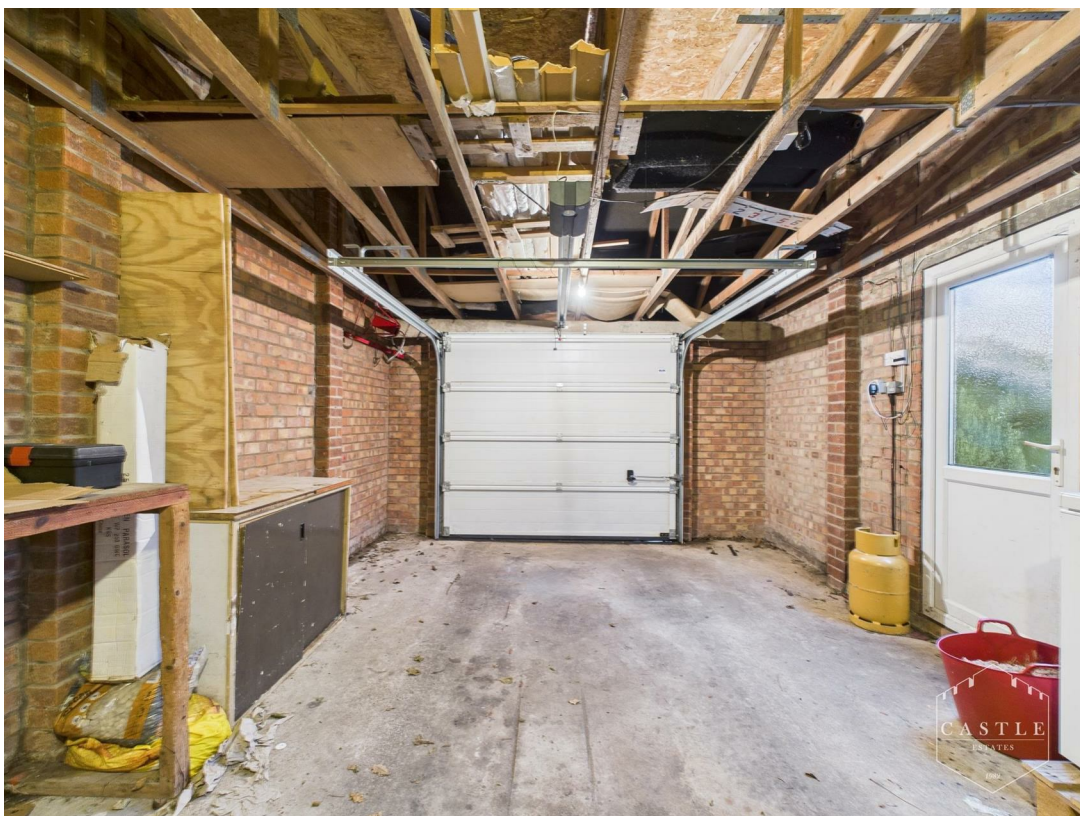
having panelled bath with shower over, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail and ceramic tiled splashbacks.



OUTSIDE

There is direct access to parking leading to GARAGE (18'6 x 12'11) with up and over door, power, light, side personal door and window. Gardens with hedged, walled and fenced boundaries, lawn, patio area, mature trees and shrubs.





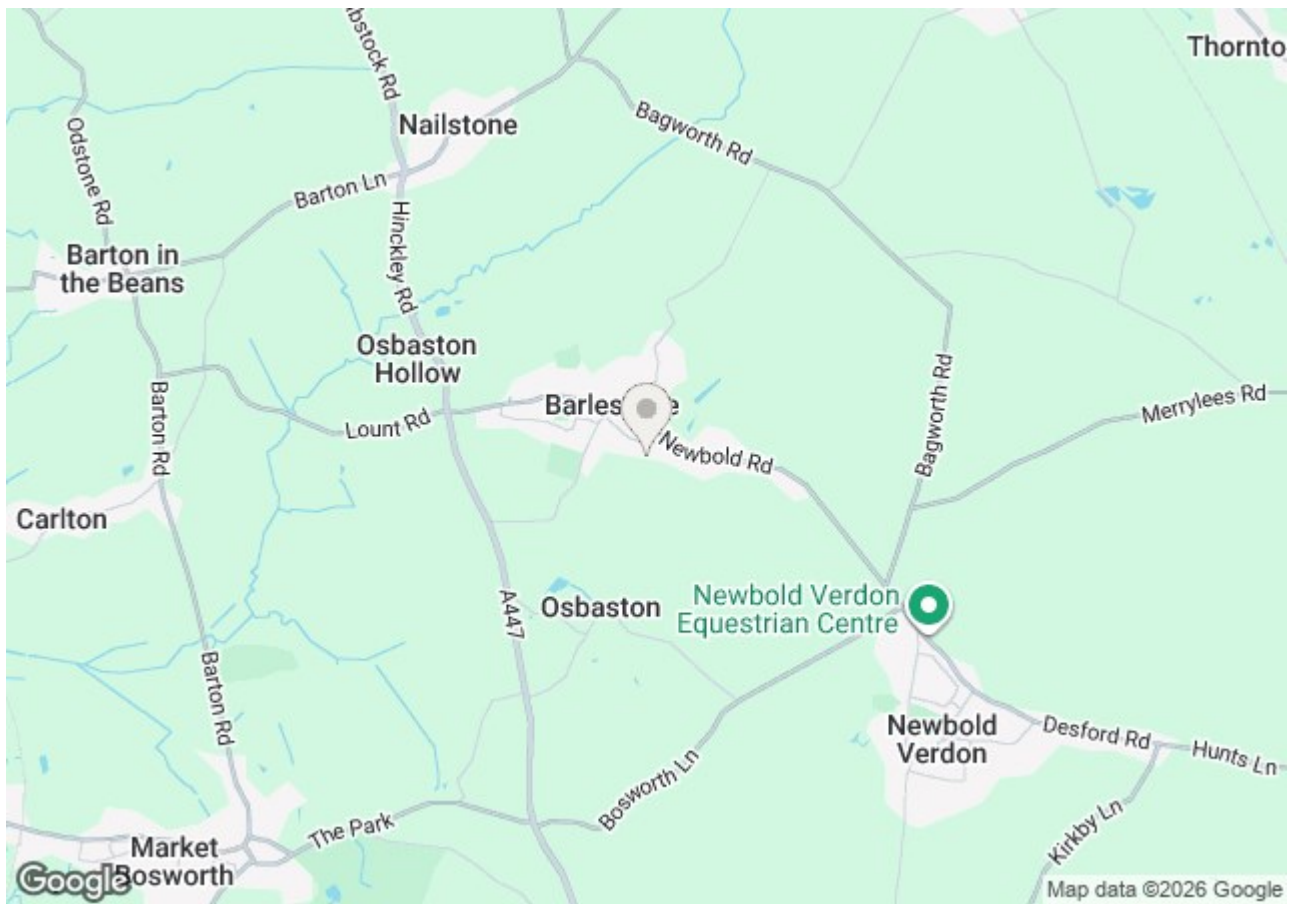


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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(81-91) B			(81-91) B		
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(39-54) E			(39-54) E		
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Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾
1494 ft²

(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.

GIRAFFE360

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
