

# CASTLE ESTATES

1982

A WELL PRESENTED TRADITIONAL TWO BEDROOMED SEMI DETACHED PROPERTY STANDING ON A GOOD SIZED PLOT WITH AMPLE PARKING AND PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION



## 71 THE COMMON BARWELL LE9 8BS

**Offers In The Region Of £230,000**

- Side Entrance Vestibule
- Spacious Dining Room
- Two Double Bedrooms
- Ample Off Road Parking
- Enjoying Open Pasture Views
- Attractive Lounge To Front
- Contemporary Kitchen
- Modern Family Bathroom
- Sizeable Mature Rear Garden
- Popular & Convenient Residential Location



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This traditional semi detached property enjoys a sizeable plot with ample off road parking and mature rear garden enjoying an unspoilt, open aspect. The accommodation consists of an entrance vestibule with under-stair storage, attractive lounge to front and a spacious dining room open to rear kitchen. To the first floor there are two double bedrooms and a modern family bathroom.

It is situated in a popular and convenient location, ideally placed for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

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

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

### **ENTRANCE VESTIBULE**

having upvc double glazed front door, and access to under-stair storage cupboard

### **LOUNGE**

13'4 x 10'9 (4.06m x 3.28m )

having feature fireplace with inset fire, tv aerial & media plate, central heating radiator and upvc double glazed window to front.





## DINING KITCHEN

19'8 x 13'5 (5.99m x 4.09m )

KITCHEN AREA having attractive 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 oven, gas hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, cupboard housing gas fired central heating boiler, central heating radiator, breakfast bar, inset LED lighting, upvc double glazed window and door to rear.

DINING AREA having an open fireplace, central heating radiator and upvc double glazed window with obscure glass. Door to staircase leading to First Floor Landing.







## FIRST FLOOR LANDING

14'7 x 2'8 (4.45m x 0.81m )

having inset LED lighting, central heating radiator and upvc double glazed window with obscure glass, access hatch to loft.

**BEDROOM ONE**

13'8 x 10'11 (4.17m x 3.33m )

having feature fireplace, picture rail, built in storage, central heating radiator and upvc double glazed window to front.



**BEDROOM TWO**

11'5 x 10'5 (3.48m x 3.18m)

having feature fireplace, picture rail, central heating radiator, built in storage and upvc double glazed window to rear.



**BATHROOM**

7'8 x 5'11 (2.34m x 1.80m)

with modern four-piece suite consisting of panelled bath with shower attachment, separate shower cubicle, low level w.c., wash hand basin, central heating radiator, ceramic tiled walls, inset LED lighting, extractor fan, and upvc double glazed window with obscure glass to rear.



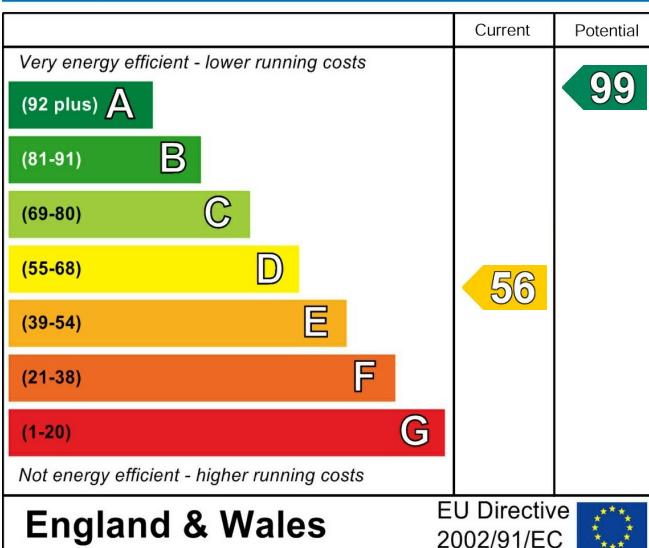
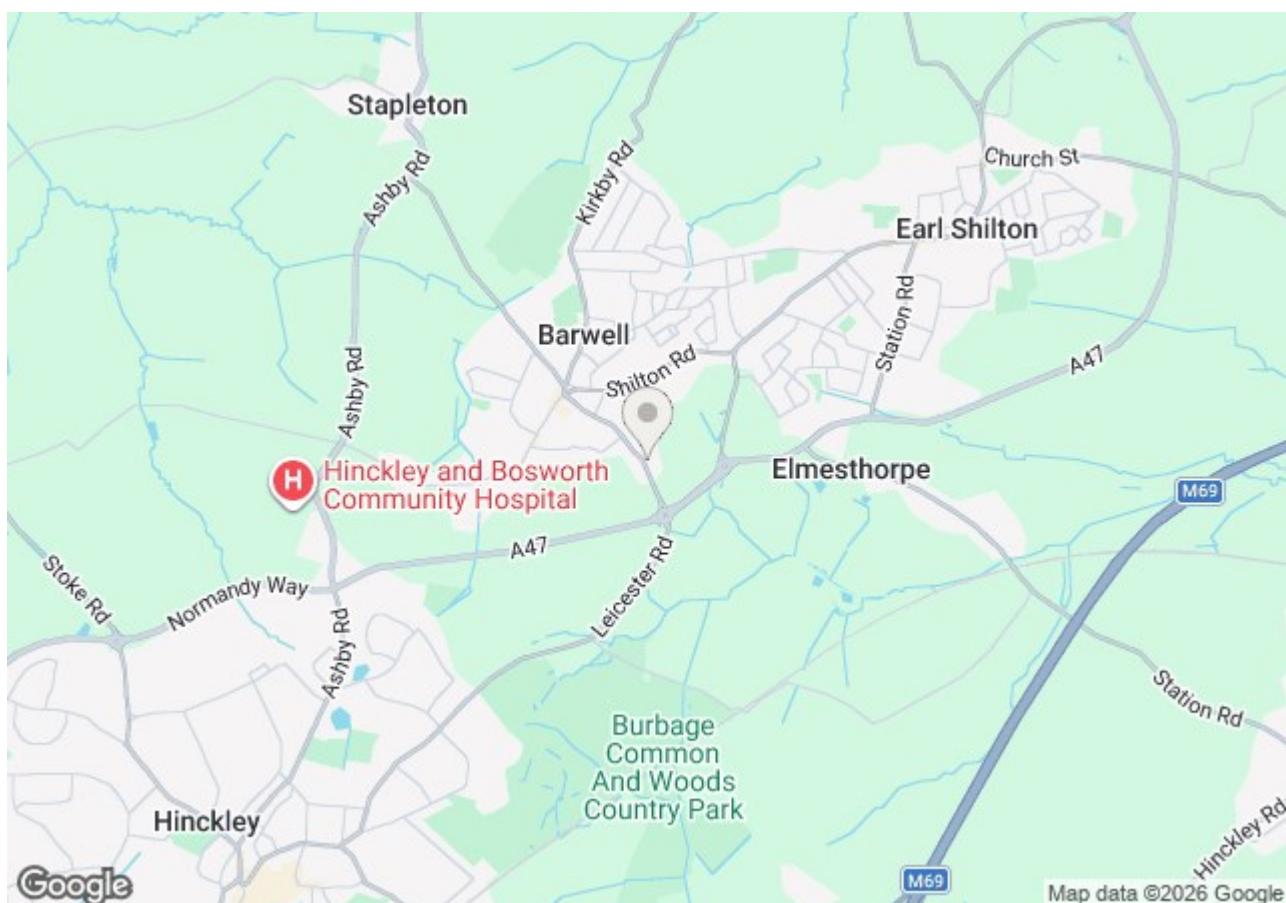
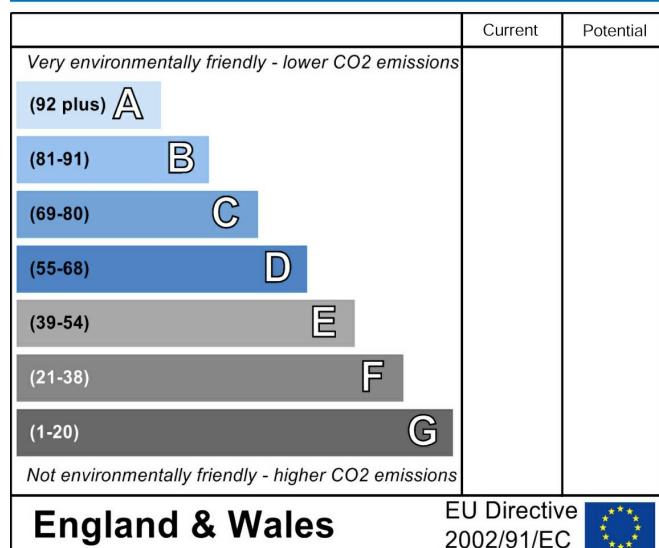
## OUTSIDE

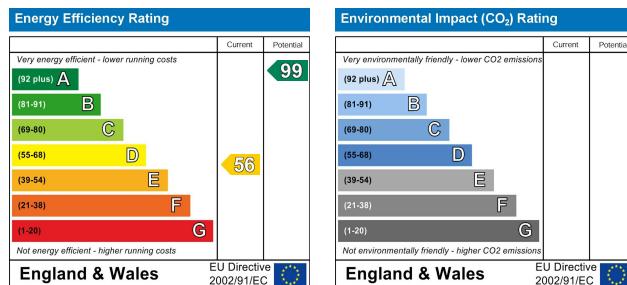
There is direct vehicular access over a block paved driveway with standing for several cars. Pedestrian access to a fully enclosed sizeable rear garden with patio area, lawn, mature shrubs and raised beds. External power supply, outdoor tap, shed, greenhouse, and well fenced boundaries, the garden enjoys open views of pasture land to rear.





## Energy Efficiency Rating

Environmental Impact (CO<sub>2</sub>) Rating



## **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 pleased 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