

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.



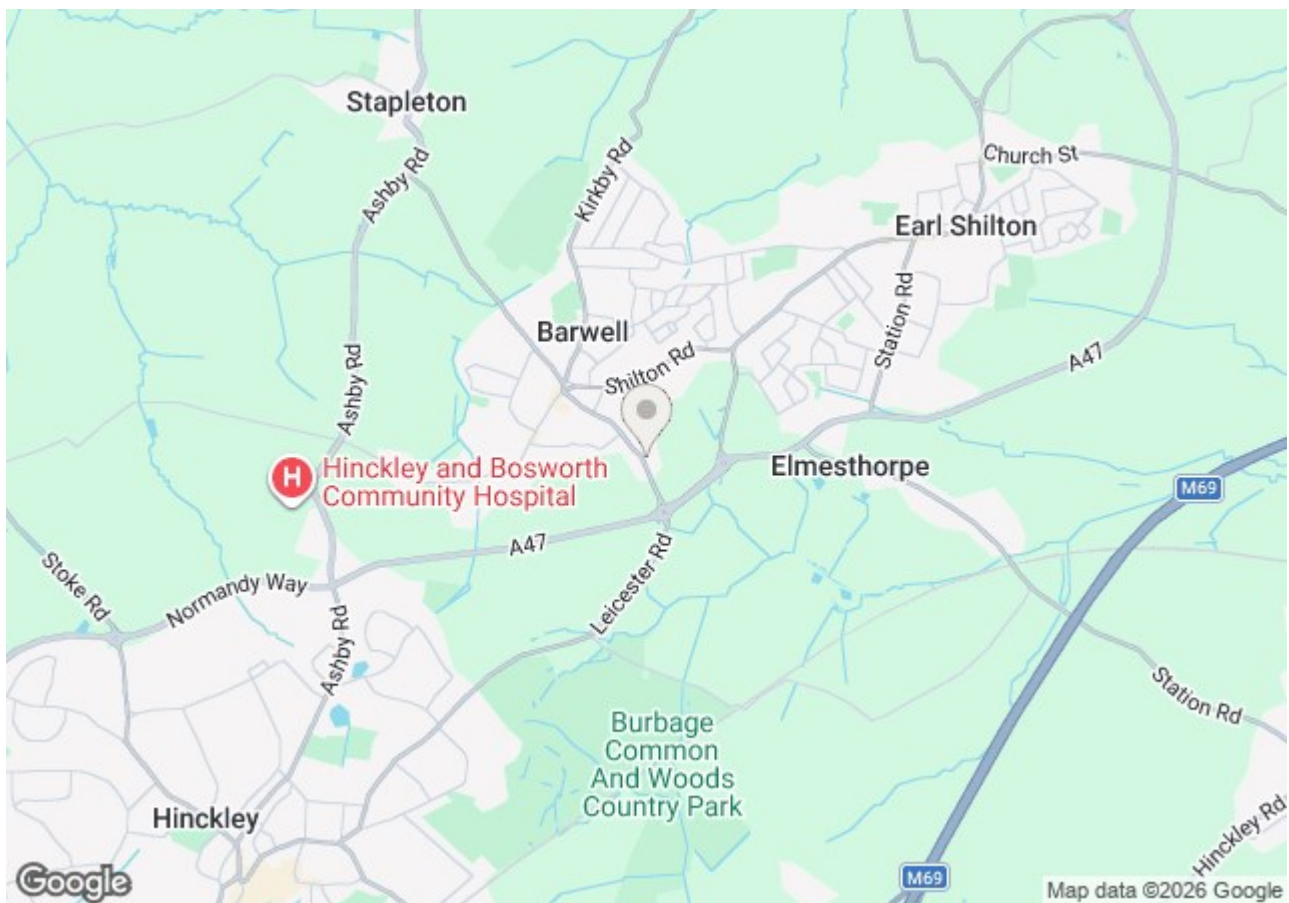


Energy Efficiency Rating

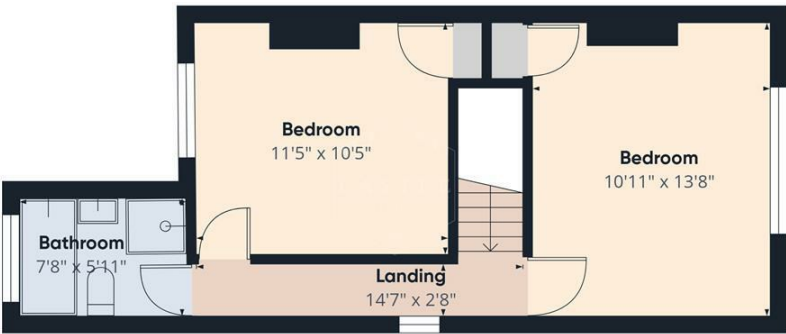
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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(55-68) D			(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 ₂ emissions		
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Approximate total area⁽¹⁾
792 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.

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
