

CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED DETACHED PARK HOME WITH AMPLE PARKING SITUATED IN A POPULAR VILLAGE LOCATION



**18 CROFTERS VALE
BARLESTONE CV13 0ED
No Onward Chain £200,000**

- Entrance Vestibule
- Well Fitted Kitchen
- Master Bedroom With Ensuite
- Off Road Parking
- Popular Village Location
- Lounge/Dining Room
- Guest Cloakroom
- Further Bedroom
- Small Easy To Maintain Garden
- VIEWING ESSENTIAL - NO CHAIN



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This is a rare opportunity to purchase a detached park home in the sought after village of Barlestone, with its local shops and amenities. This is a quality site with other similar properties around and has been well maintained by the current site owner. Please note that there is a service charge attached to this property (detailed below) and there is no restrictive lease.

The park home is of timber construction with external cladding and internal insulation to current regulations. The property enjoys a well proportioned lounge/dining room with dual aspect, modern fitted kitchen, inner hallway leading to the master bedroom with ensuite bathroom room. There is a further guest bedroom and a guest cloakroom. There is ample private off road parking and landscaped easily maintained garden. Viewing is highly recommended.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A (Leasehold).

There is a ground rent/service charge of £XXXXXX per month. In addition, there is a fee payable to the site owners of 10% of the re-sale price.

Please refer to the GOV.UK Mobile Homes act 2013 for any further information with regards to purchasing a park home.

ENTRANCE VESTIBULE

5'0" x 3'11" (1.53m x 1.20m)

having upvc double glazed door, central heating radiator, coved ceiling and inset LED lighting.



LOUNGE/DINING ROOM

16'2" x 14'10" (4.94m x 4.53m)

having three upvc double glazed windows, two central heating radiators, coved ceiling and tv aerial point. Opening through to Kitchen.

**LOUNGE/DINING ROOM**

LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



KITCHEN

9'7" x 7'10" (2.93m x 2.39m)

having an attractive range of fitted base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset stainless steel sink with mixer tap, built in electric oven and gas hob with cooker hood over, integrated fridge freezer, wood effect flooring and upvc double glazed window.



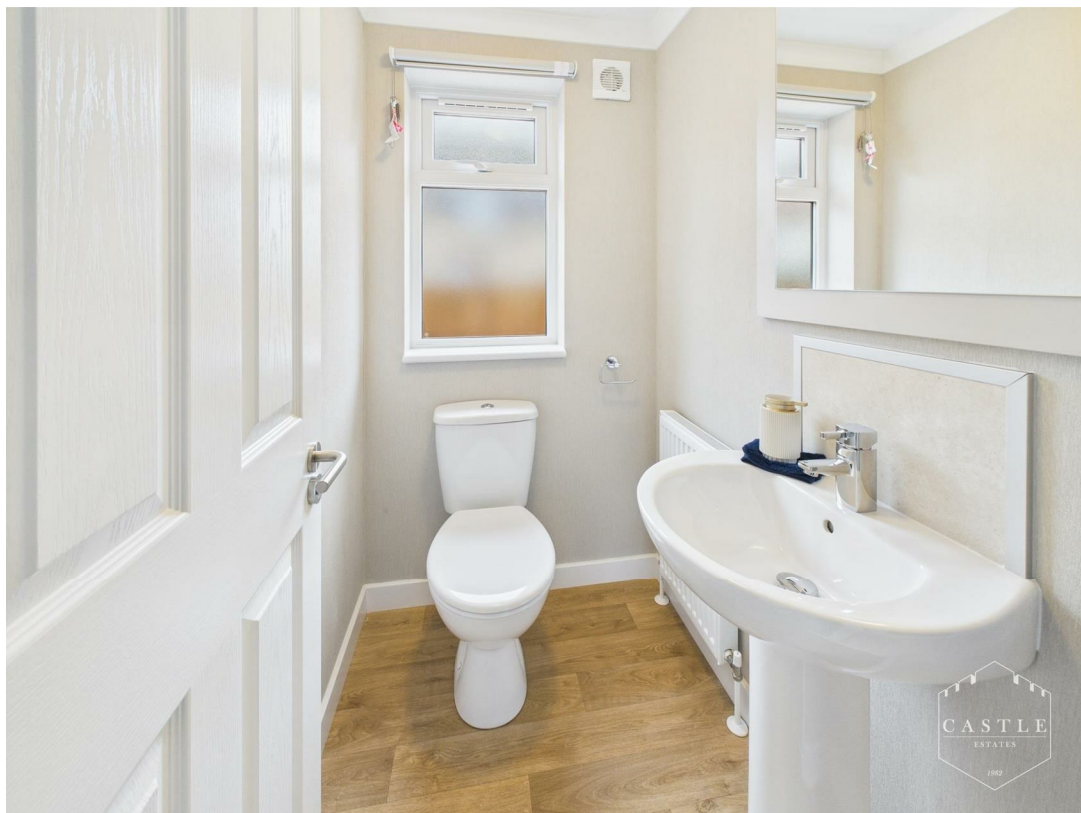
KITCHEN



INNER HALL

GUEST CLOAKROOM

having low level w.c., pedestal wash basin, wood effect flooring, central heating radiator, extractor fan and upvc double glazed window with obscure glass.



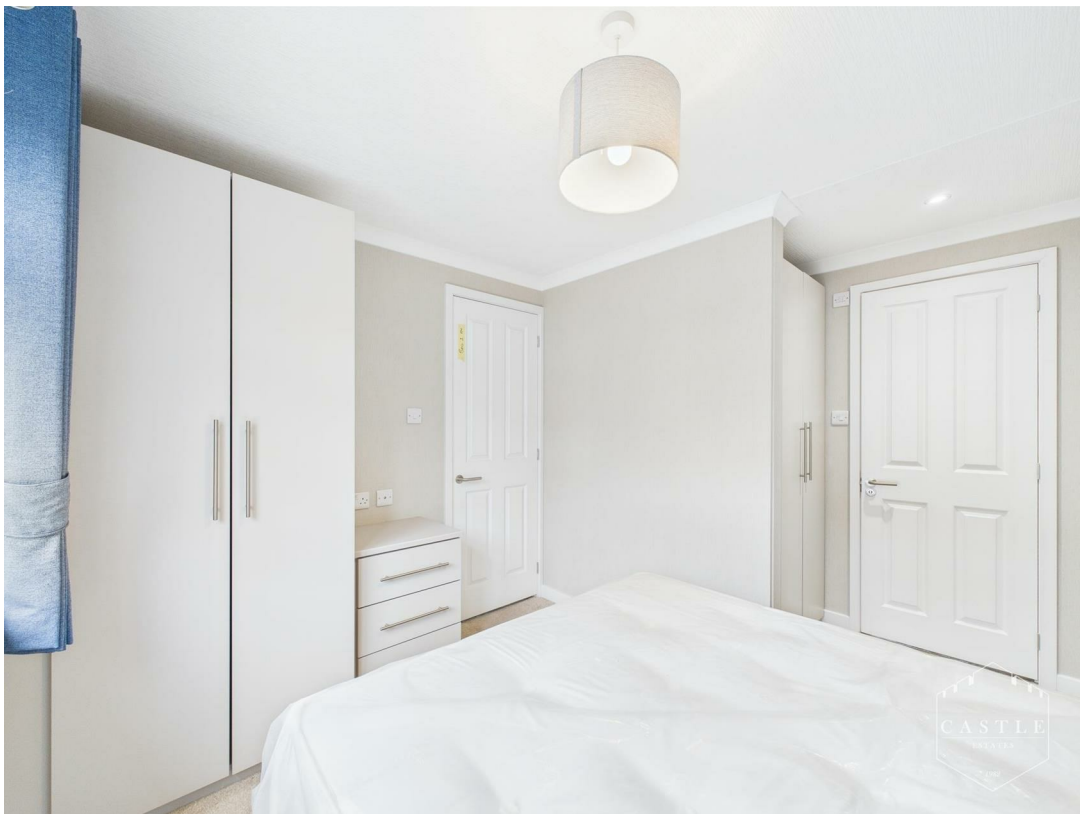
MASTER BEDROOM

11'1" x 10'3" (3.40m x 3.13m)

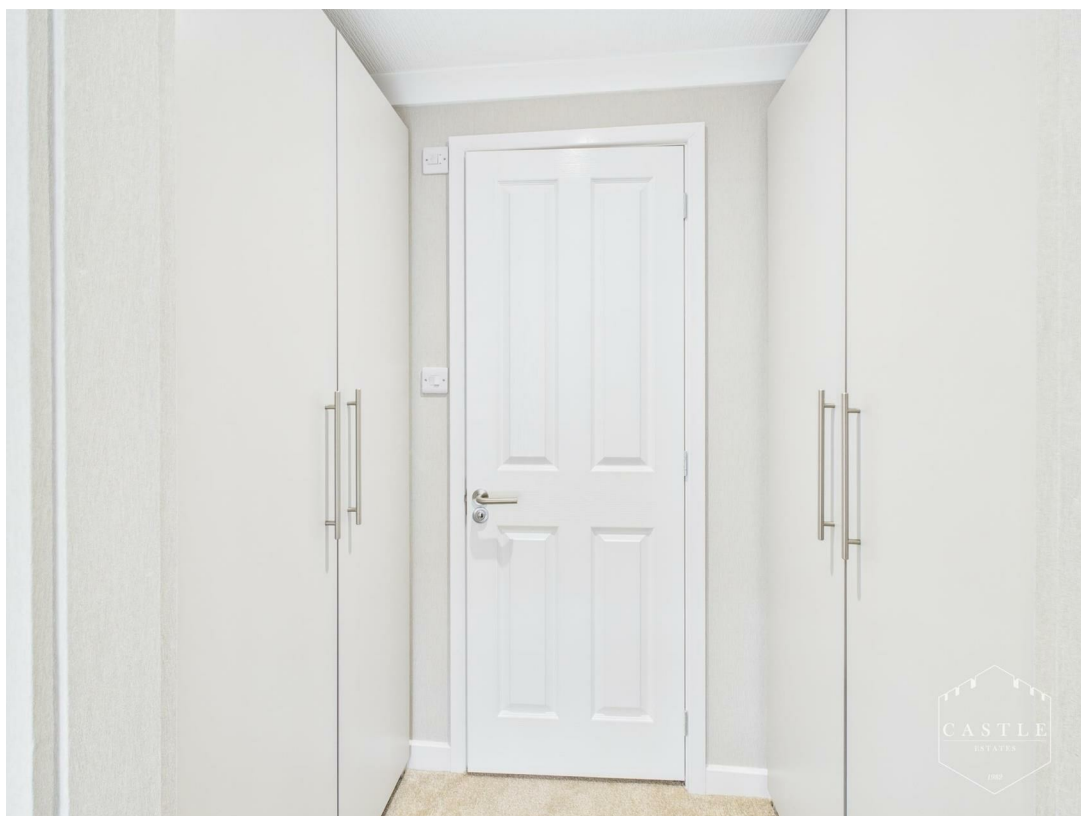
having range of fitted furniture including wardrobes and chest of drawers, central heating radiator, inset LED lighting, coved ceiling and upvc double glazed window.



MASTER BEDROOM



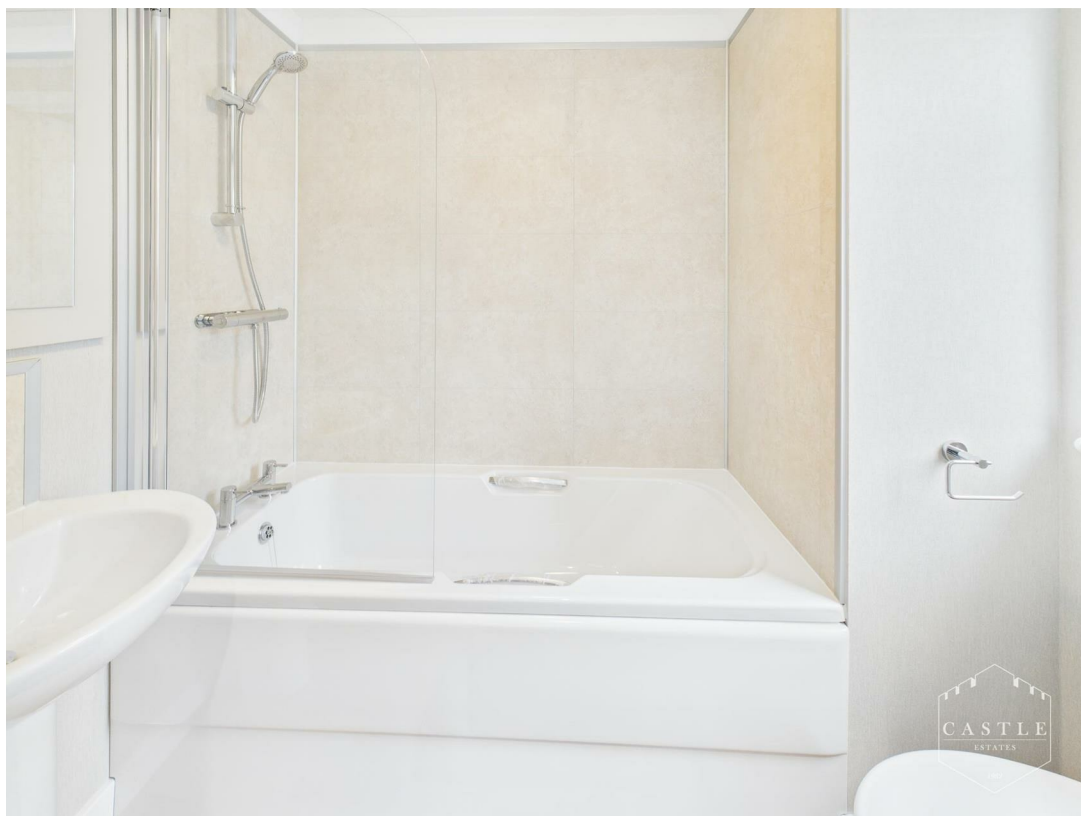
MASTER BEDROOM



ENSUITE BATHROOM

7'0" x 4'8" (2.15m x 1.43m)

having white suite including panelled bath with chrome shower over and screen, pedestal wash hand basin, low level w.c., wood effect flooring, central heating radiator and upvc double glazed window with obscure glass.



BEDROOM TWO

7'8" x 7'1" (2.35m x 2.17m)

having built in wardrobe, central heating radiator, coved ceiling and upvc double glazed window.



OUTSIDE

There is a block paved driveway with standing for a car. Gravelled foregarden. A walled and fenced garden area with artificial lawn.



OUTSIDE



Energy Efficiency 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

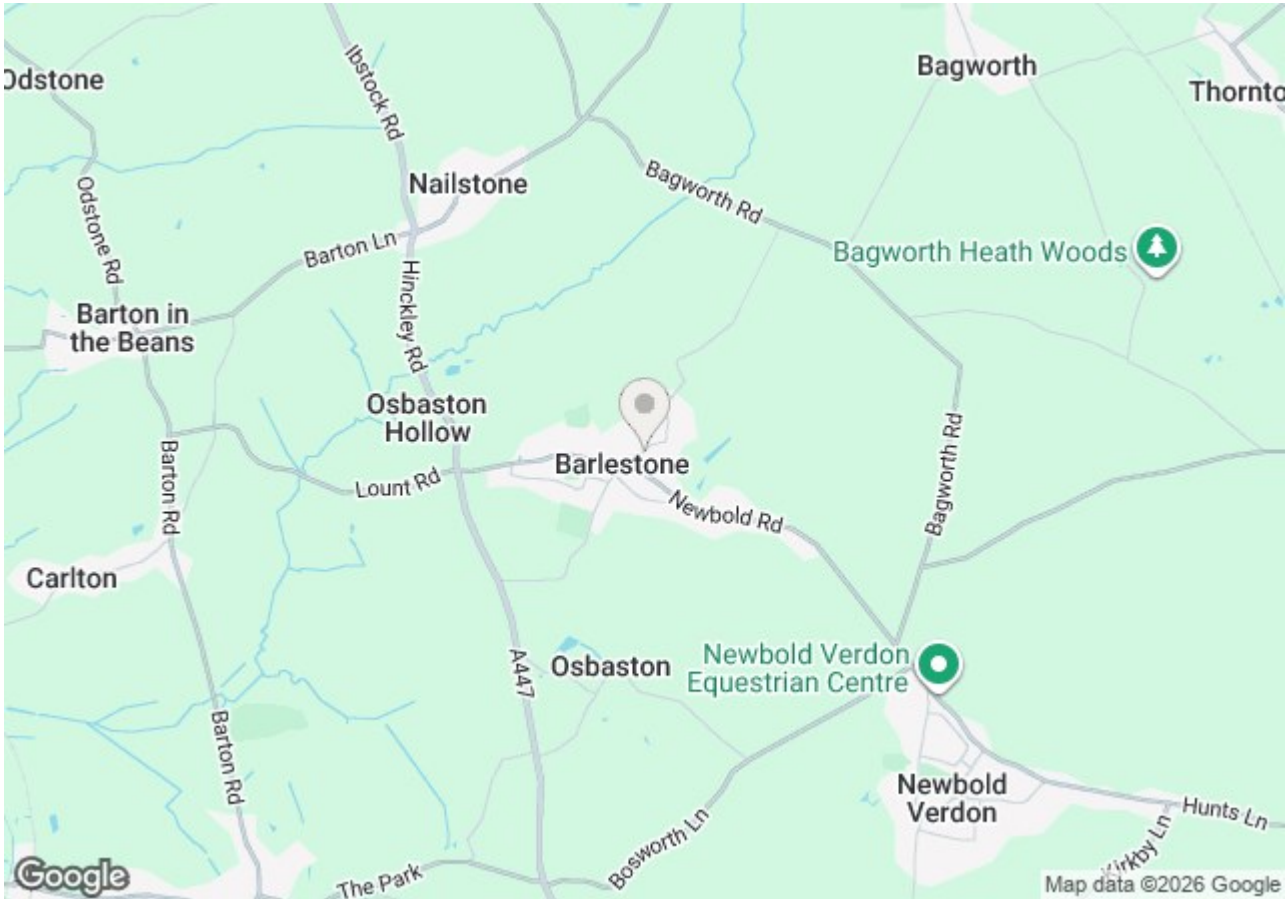
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

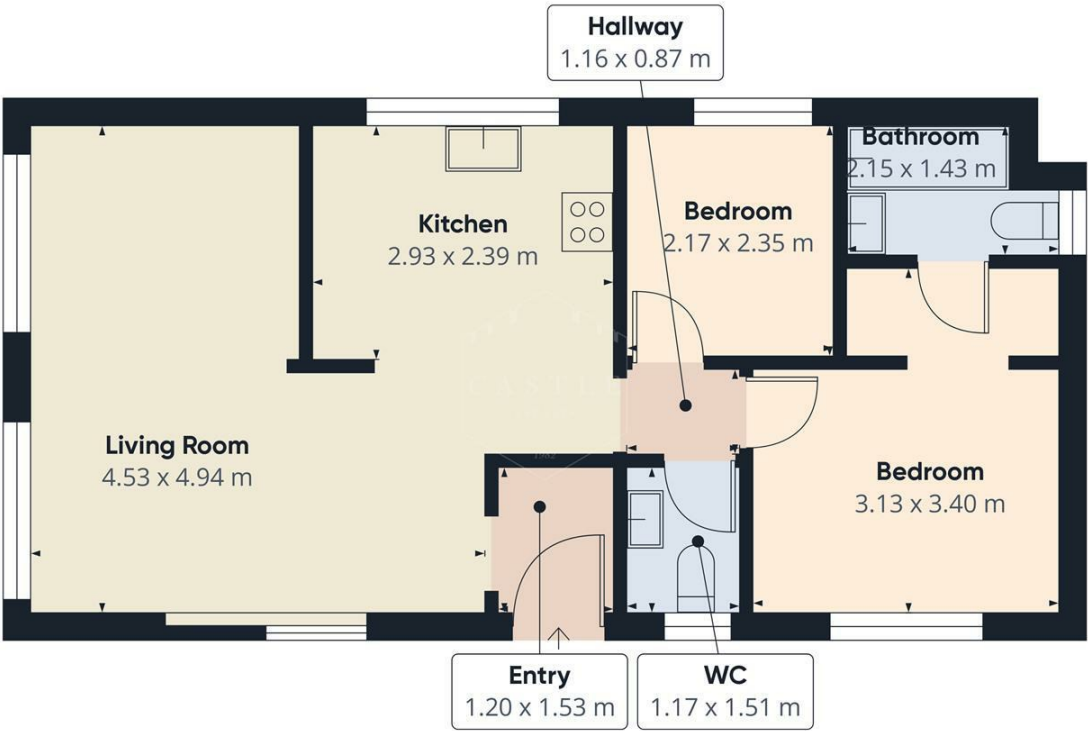
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
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Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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Approximate total area⁽¹⁾
49.53 m²

(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
