

CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW WITH IN AND OUT DRIVEWAY AND LARGE PRIVATE REAR GARDEN



**135 SHILTON ROAD
BARWELL LE9 8BQ**

Offers Over £350,000

- GOOD SIZE DETACHED BUNGALOW
- SINGLE GARAGE
- LARGE PRIVATE REAR GARDEN
- THREE BEDROOMS
- IN AND OUT DRIVEWAY
- WELL PRESENTED THROUGHOUT
- POPULAR VILLAGE LOCATION
- AMPLE OFF ROAD PARKING



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Situated on Shilton Road in the village of Barwell, this well-presented three-bedroom detached bungalow offers a delightful blend of comfort and convenience. Built in 1966, the property boasts a spacious reception room that welcomes you into the home, providing an ideal space for relaxation and entertaining.

The bungalow features three bedrooms, perfect for families or those seeking extra space for guests or a home office. The well-appointed bathroom ensures that all your needs are met with ease.

One of the standout features of this property is the large private rear garden, which offers a tranquil retreat for outdoor activities, gardening, or simply enjoying the fresh air. The in-and-out driveway provides ample off-road parking for one vehicle, making it easy for you and your guests to come and go.

Situated in a convenient village location, this bungalow is close to local amenities, ensuring that shops, schools, and other essential services are just a short distance away. This property is perfect for those looking for a peaceful lifestyle while still being within reach of the vibrant city of Leicester.

In summary, this delightful bungalow on Shilton Road presents an excellent opportunity for anyone seeking a comfortable home in a friendly community. With its spacious layout, private garden, and convenient location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

COUNCIL TAX BAND & TENURE

Hinckley & Bosworth - Band C - FREEHOLD

ENTRANCE PORCH

6'7" x 3'8" (2.01 x 1.14)

UPVC double glazed door and window to front, tiled flooring and wall light.



CLOAKROOM/WC

4'7" x 4'11" (1.42 x 1.50)

UPVC double glazed window to the side elevation, ceiling spot lights, tiled flooring, low level WC, wash hand basin and a heated towel rail.



LOUNGE/DINER

11'10" x 24'7" (3.62 x 7.51)

Having a UPVC double glazed window to the front elevation and double glazed patio doors to rear, ceiling spot lights throughout, wood flooring, two radiators, gas feature fireplace with surround and TV point.



CONSERVATORY

14'3" x 9'0" (4.35 x 2.75)

Brick base conservatory and UPVC double glazed construction, radiator and french double doors leading to the rear garden.



KITCHEN

8'0" x 17'8" (2.46 x 5.41)

UPVC windows to the rear and side elevation, a range of well fitted wall and base units with feature down lighters and contrasting work surfaces, belfast sink with mixer taps, plumbing for appliances and an integrated dishwasher, built in range cooker with cooker hood above and access leading to the utility room. Integral Fridge also. The kitchen also has a separate breakfast seating area overlooking the rear garden with radiator, tv point and access to side passage and rear garden.



UTILITY ROOM

7'7" x 1.85 (2.31m x 0.30m.25.91m)

Upvc window to the side elevation, ceiling lights, further wall and base units and work surfaces. Single bowl sink with mixer taps, space and plumbing for a washing machine, also integral freezer opposite standing fridge freezer.



INNER HALL

Ceiling lights, airing cupboard and loft access.

BEDROOM ONE

15'8" x 8'11" (4.80 x 2.72)

Upvc double glazed window to the front elevation, radiator, ceiling lights and a range of built-in wardrobes giving ample storage.



BEDROOM TWO

7'8" x 8'0" (2.35 x 2.46)

Upvc double glazed window to the rear elevation, radiator and ceiling lights.



BEDROOM THREE

9'4" x 6'11" (2.86 x 2.12)

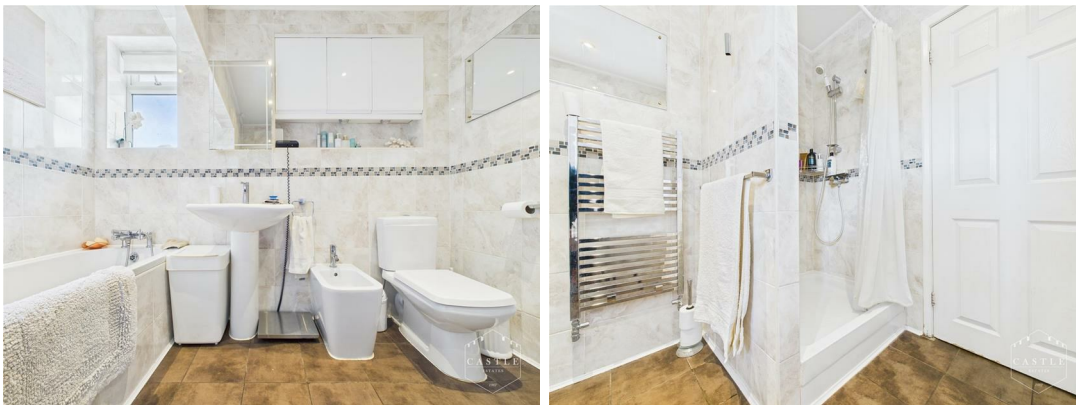
Upvc double glazed window to the side elevation, radiator and ceiling light.



BATHROOM

8'10" x 7'10" (2.71 x 2.40)

Having a five piece suit comprising of a low level WC, wash hand basin, bidet, panelled bath and separate shower cubicle. There is also under floor heating in the bathroom although the current owner does have this disconnected.



OUTSIDE

To the front of the property there is a large in and out driveway with ample off road parking leading to a single carport with electric roller door. The carport has power and light and leads to a further utility space/laundry area and access through to the rear garden. The rear garden is a fully enclosed private garden with a large patio area, lawned garden, feature fish pond, mature borders and vegetable garden to rear. Also having a timber workshop with power and light.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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

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(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⁾
97.75 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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
