

CASTLE ESTATES

1982

A WELL PRESENTED AND EXTENDED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR AND CONVENIENT LOCATION



**22 BARDON ROAD
BARWELL LE9 8FF**

Offers In Excess Of £250,000

- Entrance Hall
- Open Plan Living Kitchen
- Three Good Sized Bedrooms
- Off Road Parking To Front
- Popular & Convenient Location
- Attractive Dining Room To Front
- Separate Utility Room
- Modern Family Bathroom
- Private Good Sized Lawned Rear Garden
- VIEWING ESSENTIAL



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Bardon Road in Barwell, Leicester, this extended semi-detached house enjoys many attractive features and viewing is highly recommended.

The accommodation enjoys entrance hall, attractive dining room to front, open plan living kitchen with bi-fold doors opening onto the private sizeable rear garden and utility room. To the first floor there are three good sized bedrooms and a family bathroom.

Located in Barwell, schools, shops, and parks are all within easy reach, making this location particularly appealing for families. The excellent transport links ensure that you can easily access Leicester city centre and beyond, making commuting a breeze.

Don't miss the chance to make this lovely property your own.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A

ENTRANCE HALL

having upvc double glazed front door with leaded lights, central heating radiator and wood effect flooring. Staircase to First Floor Landing.

DINING ROOM

12'11" x 12'3" (3.94m x 3.75m)

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





OPEN PLAN LIVING KITCHEN - Kitchen Area

11'11" x 8'9" (3.65m x 2.69m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink, space for rangemaster style cooker, space for American fridge freezer, space and plumbing for dishwasher, wood effect flooring. Square archway to Utility Room.





OPEN PLAN LIVING KITCHEN - Lounge Area

16'3" x 12'4" (4.96m x 3.77m)

having feature skylight, inset LED lighting, wood effect flooring, tv aerial point, designer central heating radiator, upvc double glazed window to side and bi-fold doors opening onto rear garden.





UTILITY ROOM

8'8" x 5'10" (2.65m x 1.78m)

having fly over work surface with space and plumbing beneath for washing machine and tumble dryer, wall cupboard, gas fired boiler for central heating and domestic hot water and upvc double glazed window to side.



FIRST FLOOR LANDING

having access to the roof space.

BEDROOM ONE

10'4" x 8'11" (3.16m x 2.72m)

having central heating radiator and upvc double glazed window to rear.



BEDROOM TWO

12'4" x 7'10" (3.77m x 2.40m)

having central heating radiator and upvc double glazed window to front.



BEDROOM THREE

9'11" x 9'1" (3.03m x 2.79m)

having central heating radiator and upvc double glazed window to front.



BATHROOM

8'9" x 7'5" (2.69m x 2.28m)

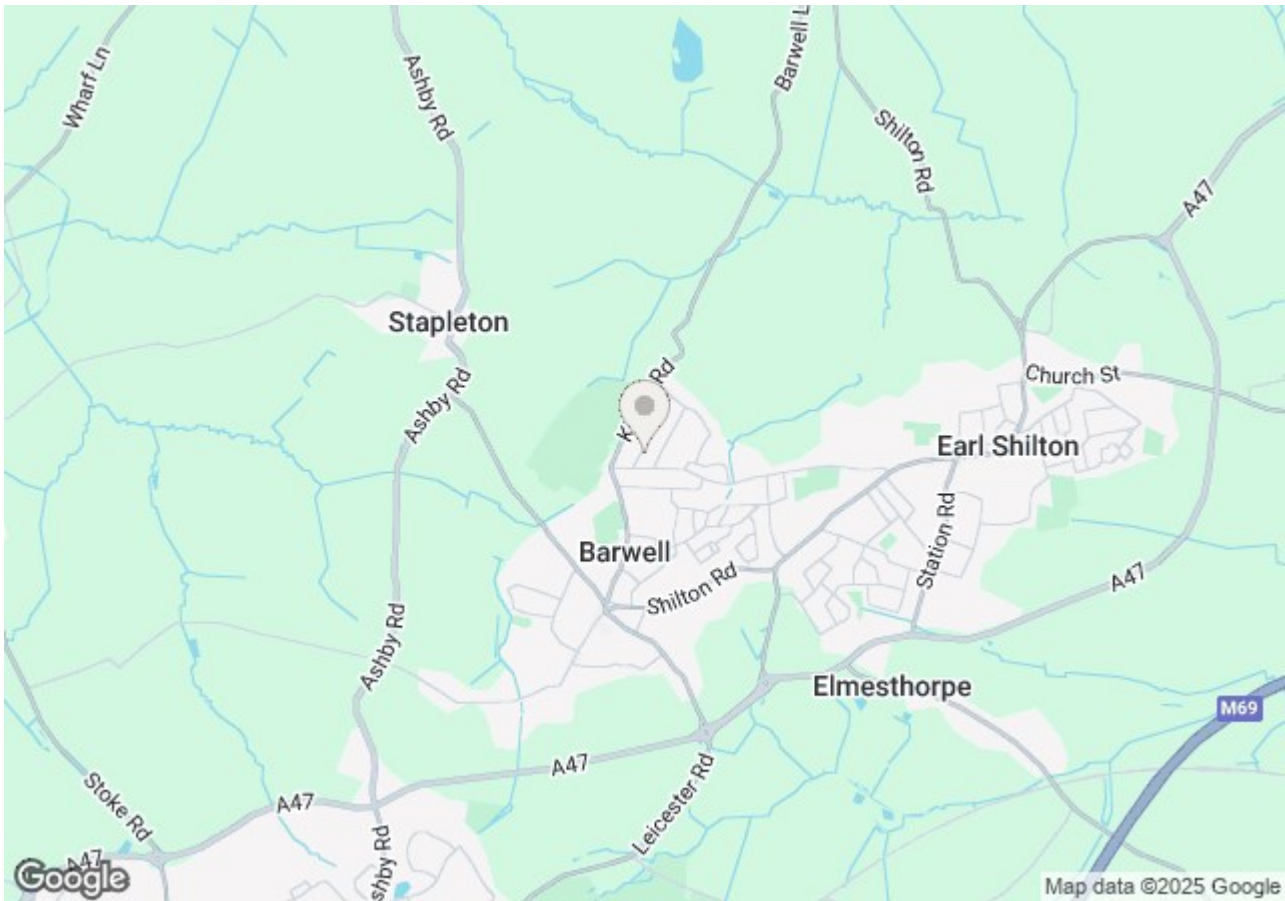
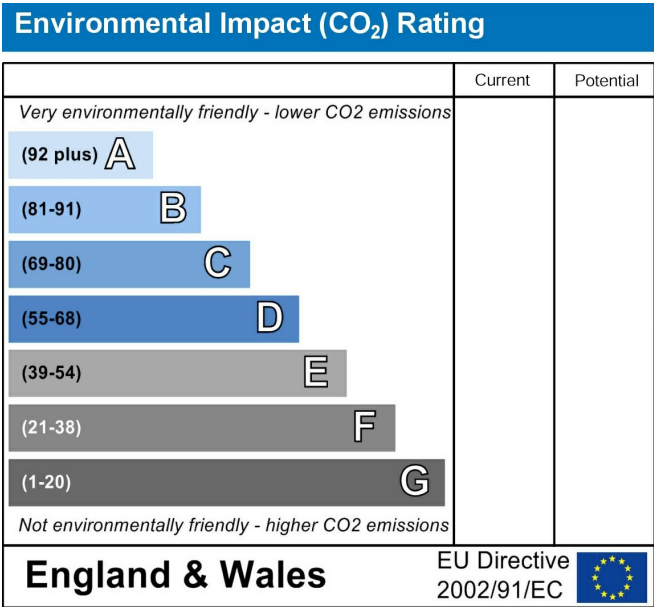
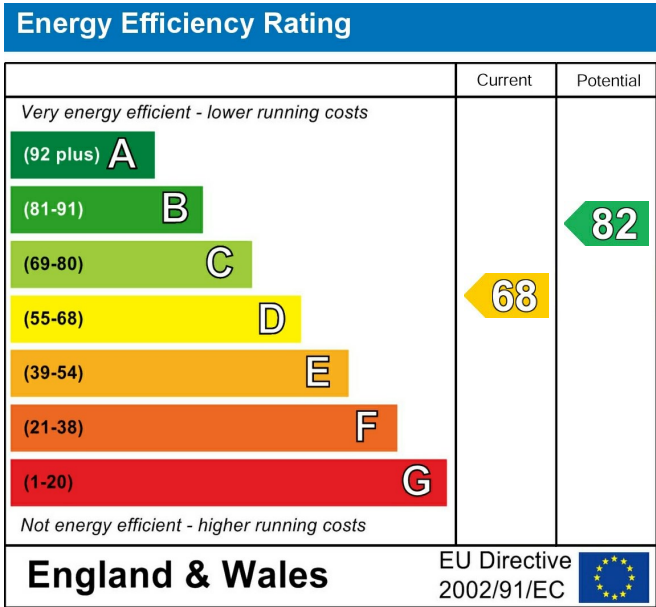
having modern white suite including panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.




OUTSIDE

There is direct vehicular access to parking to front of the property. Pedestrian access via gate leading to a good sized rear garden with patio area, lawn, vegetable area with greenhouse and garden shed.

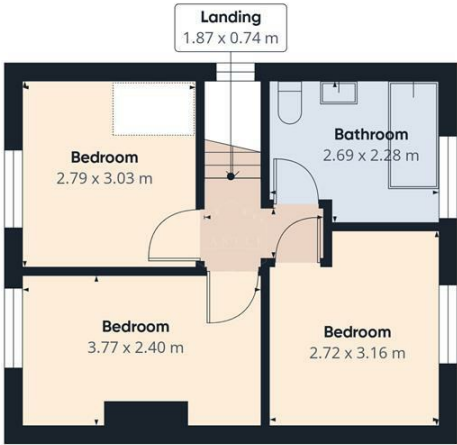




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		82		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) 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
England & Wales		EU Directive 2002/91/EC		England & Wales	
					



Floor 0



Floor 1

Approximate total area⁽¹⁾
87.6 m²

(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.

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
