

CASTLE ESTATES

1982

A WELL PRESENTED TWO BEDROOMED SEMI DETACHED PROPERTY WITH BEAUTIFUL COUNTRYSIDE VIEWS TO THE REAR SITUATED IN A POPULAR VILLAGE LOCATION



**22 CUNNERY CLOSE
BARLESTONE CV13 0HH**

Offers In The Region Of £200,000

- Entrance Porch
- Well Fitted Dining Kitchen
- Family Bathroom
- Brick Built Garage
- Open Countryside Views To Rear
- Spacious Lounge
- Two Good Sized Bedrooms
- Ample Off Road Parking
- Lawned Garden Front & Rear
- Popular Residential Location



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This well presented semi detached property enjoys an entrance porch, spacious lounge, well fitted dining kitchen, two good sized bedrooms and a family bathroom. Outside the property has off road parking, garage and well tended lawned gardens with open countryside views to the rear.

It is situated in a popular cul-de-sac location with easy distance of Barlestone village centre with its shops, schools and amenities. Commuting via the A447 to Hinckley, Ibstock, Ashby and via the motorway connections to further afield is very good indeed.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

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

ENTRANCE PORCH

having upvc double glazed door with coloured leaded lights to side and upvc double glazed window to front. Inner door to Lounge.



LOUNGE

13'10" x 13'9" (4.23m x 4.21m)

having feature Adam style fireplace with gas fire, marble surround and hearth, central heating radiator, tv aerial point and upvc double glazed window to front. Staircase leading to First Floor Landing.



LOUNGE



DINING KITCHEN

13'10" x 8'6" (4.23m x 2.61m)

having an attractive range of fitted units including base units, drawers and wall cupboards, matching roll top work surfaces and inset sink with drainer and mixer tap, space and plumbing for washing machine, space for gas cooker with cooker hood over, space for undercounter fridge freezer, central heating radiator, upvc double glazed window to rear and upvc double glazed sliding doors opening onto the rear garden.



DINING KITCHEN

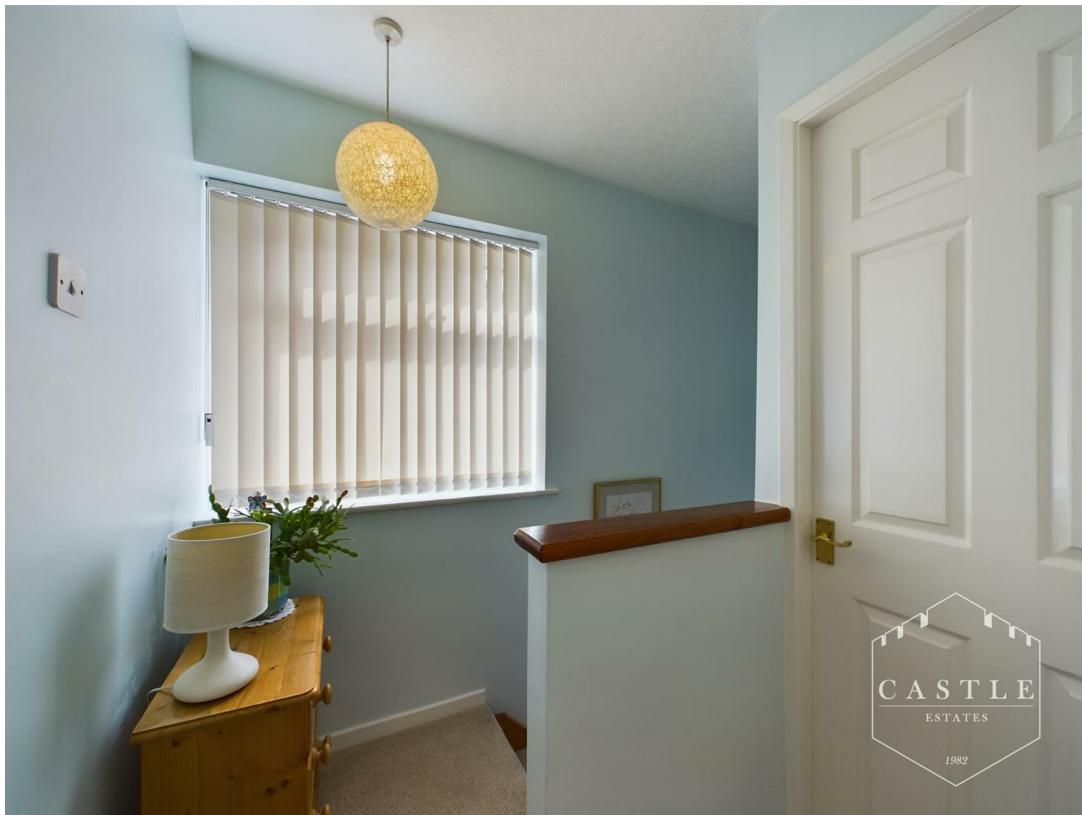


DINING KITCHEN



FIRST FLOOR LANDING

having built in cupboard housing the gas fired boiler for central heating and domestic hot water, access to the roof space and upvc double glazed window with obscure glass to side.



BEDROOM ONE

10'11" max x 10'4" max (3.33m max x 3.16m max)

having central heating radiator, built in wardrobes, built in dressing table and upvc double glazed window to front.



BEDROOM TWO

9'4" x 7'7" (2.87m x 2.33m)

having central heating radiator, built in wardrobes and upvc double glazed window to rear overlooking countryside views.



BATHROOM

6'5" x 5'11" (1.97m x 1.81m)

having large corner bath with electric shower over, integrated low level w.c. and wash hand basin and vanity cabinets, chrome heated towel rail, upvc double glazed window to rear with obscure glass.



OUTSIDE

There is direct vehicular access over a driveway and a lawned foregarden. Gated access to the BRICK BUILT GARAGE with up and over door, power and light. A beautifully maintained rear garden with mature flower borders, lawn, well fenced boundaries. Open countryside views to the rear.



OUTSIDE



OUTSIDE

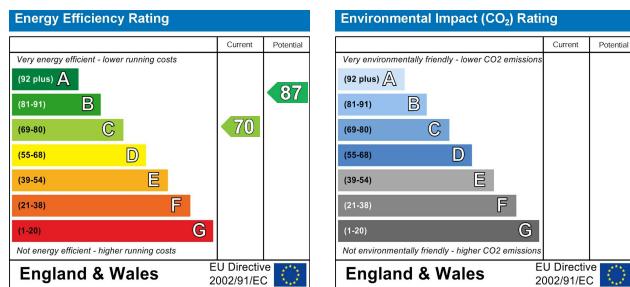


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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