CASTLE ESTATES

1982

A SPACIOUS AND WELL APPOINTED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH REAR ACCESS TO FURTHER PARKING AND GARAGE/WORKSHOP SITUATED IN A MOST SOUGHT AFTER NON ESTATE RESIDENTIAL LOCATION WITH OPEN COUNTRYSIDE VIEWS



234 KIRKBY ROAD
BARWELL LE9 8FS

Price £310,000

- NO CHAIN - VIEWING ESSENTIAL
- Lounge To Front
- Well Fitted Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking & Wooden Garage/Workshop
- Entrance Hall
- Spacious Dining/Sitting Room
- Rear Lobby With Separate W.C.
- Modern Shower Room
- Good Sized Lawned Rear Garden

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** NO CHAIN - VIEWING ESSENTIAL ** This spacious and well appointed traditional semi detached family residence stands on a good sized plot with extra parking and garage/workshop to rear. Viewing is essential.

The accommodation enjoys entrance hall, lounge to front, further spacious dining/sitting room, well fitted kitchen and rear lobby with separate w.c. To the first floor there are three bedrooms and a modern shower room. Outside the property has ample parking and a well tended lawned rear garden.

It is located on the outskirts of Barwell with open countryside views to the front. Barwell village centre is approximately one and half miles away with its range of shops, schools and amenities. Commuting via the A47 Northern Perimeter Road to the A5, M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

COUNCIL TAX BAND & TENURE

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

ENTRANCE HALL

6'8 x 6'5 (2.03m x 1.96m)
having composite front door, central heating radiator and staircase leading to First Floor Landing.



LOUNGE

14'2 x 11'11 (4.32m x 3.63m)
having upvc double glazed bow window to front, brick fireplace with open fire facility and tv plinth with aerial point, coved ceiling and central heating radiator.



DINING/SITTING ROOM

20'9 x 12'3 (6.32m x 3.73m)

having feature fireplace with inset fire, two central heating radiator, under stairs storage cupboard, upvc double glazed square bay window to side and upvc double glazed sliding patio doors opening onto Garden. Sliding door to Kitchen.







KITCHEN

15'10 x 6'9 (4.83m x 2.06m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, space for cooker with extractor fan over, space for upright fridge freezer, space and plumbing for washing machine, central heating radiator, coved ceiling, upvc double glazed window to side and upvc double glazed window to rear. Door to Rear Lobby.









REAR LOBBY

having upvc double glazed door to side. Door to Separate W.C.



SEPARATE W.C.

5'2 x 2'9 (1.57m x 0.84m)
having low level w.c. and small upvc double glazed window to side.



FIRST FLOOR LANDING

having access to the roof space and upvc double glazed window to side.



BEDROOM ONE

12'3 x 12 (3.73m x 3.66m)
having upvc double glazed window to front, built in wardrobe with display shelving and central heating radiator.



BEDROOM TWO

12'3 x 11'5 (3.73m x 3.48m)

having upvc double glazed window to rear, built in wardrobes, coved ceiling and central heating radiator.





BEDROOM THREE

6'8 x 6'4 (2.03m x 1.93m)
having upvc double glazed window to front and central heating radiator.

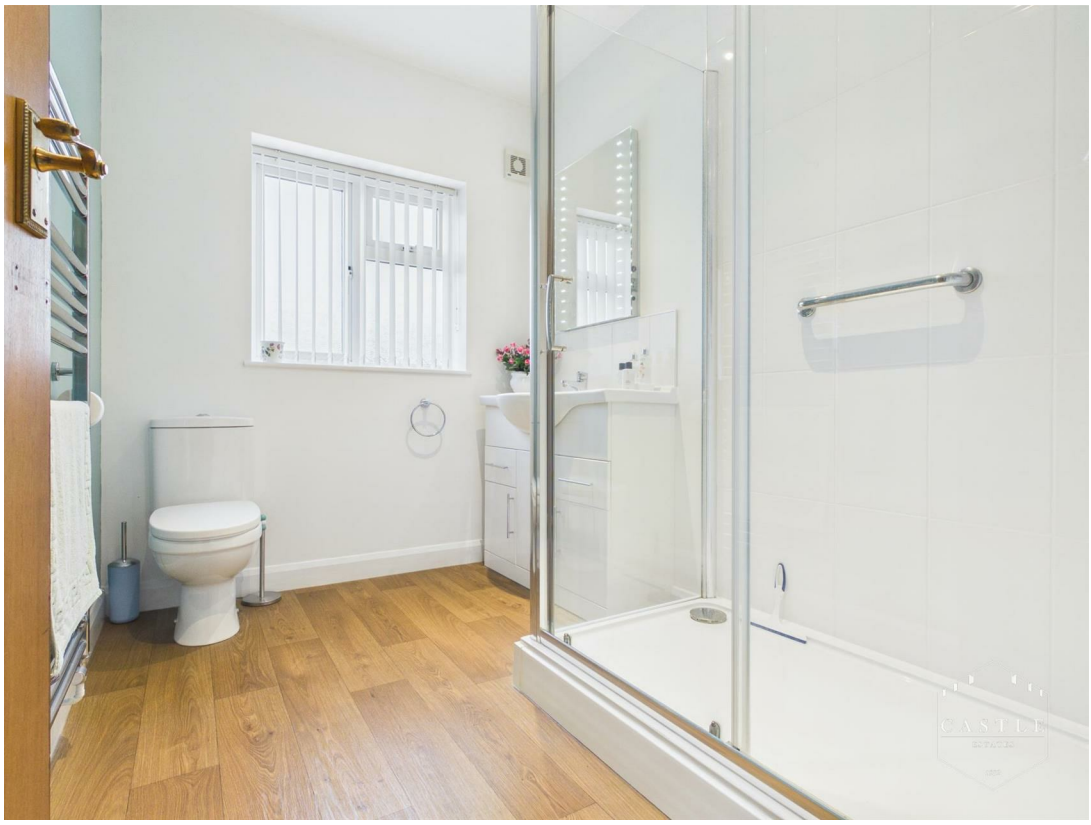




SHOWER ROOM

8'10 x 6'3 (2.69m x 1.91m)

having modern suite including shower cubicle, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, wood effect flooring, inset LED lighting and upvc double glazed window with obscure glass to rear.





OUTSIDE

There is direct vehicular access over a good sized pebbled driveway to front. Further access (shared) off Elwell Avenue to secure parking and GARAGE/WORKSHOP (20'1 x 10'3) having double doors to front. A fully enclosed lawned rear garden with patio area, brick barbecue, mature trees, flowers and shrubs, greenhouse and fenced boundaries. Open countryside to front.





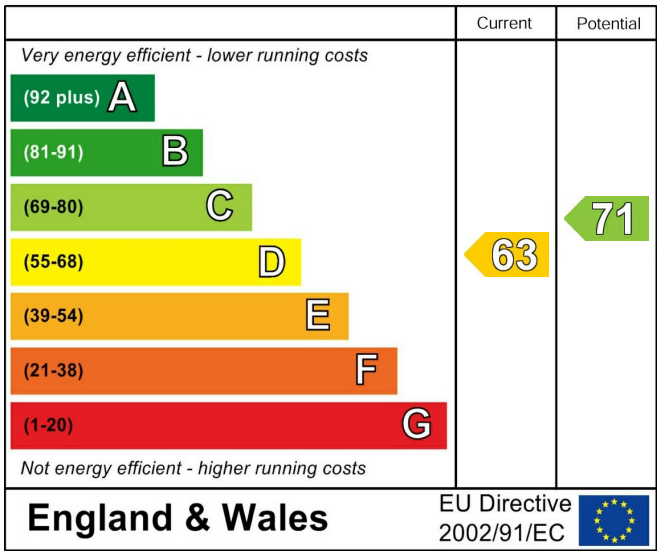




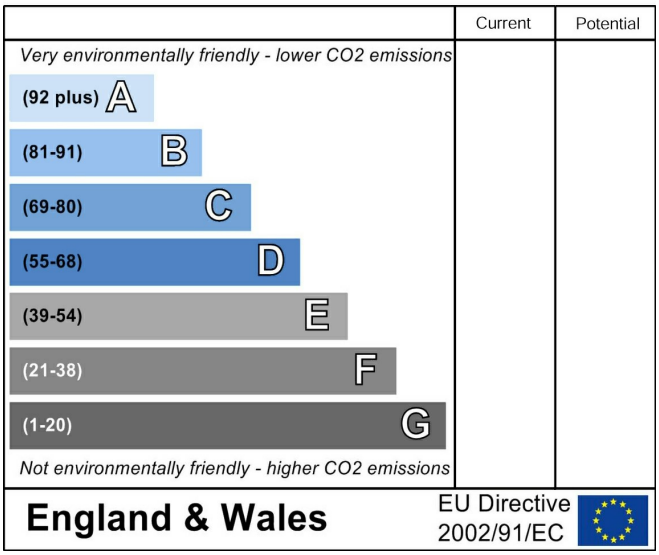


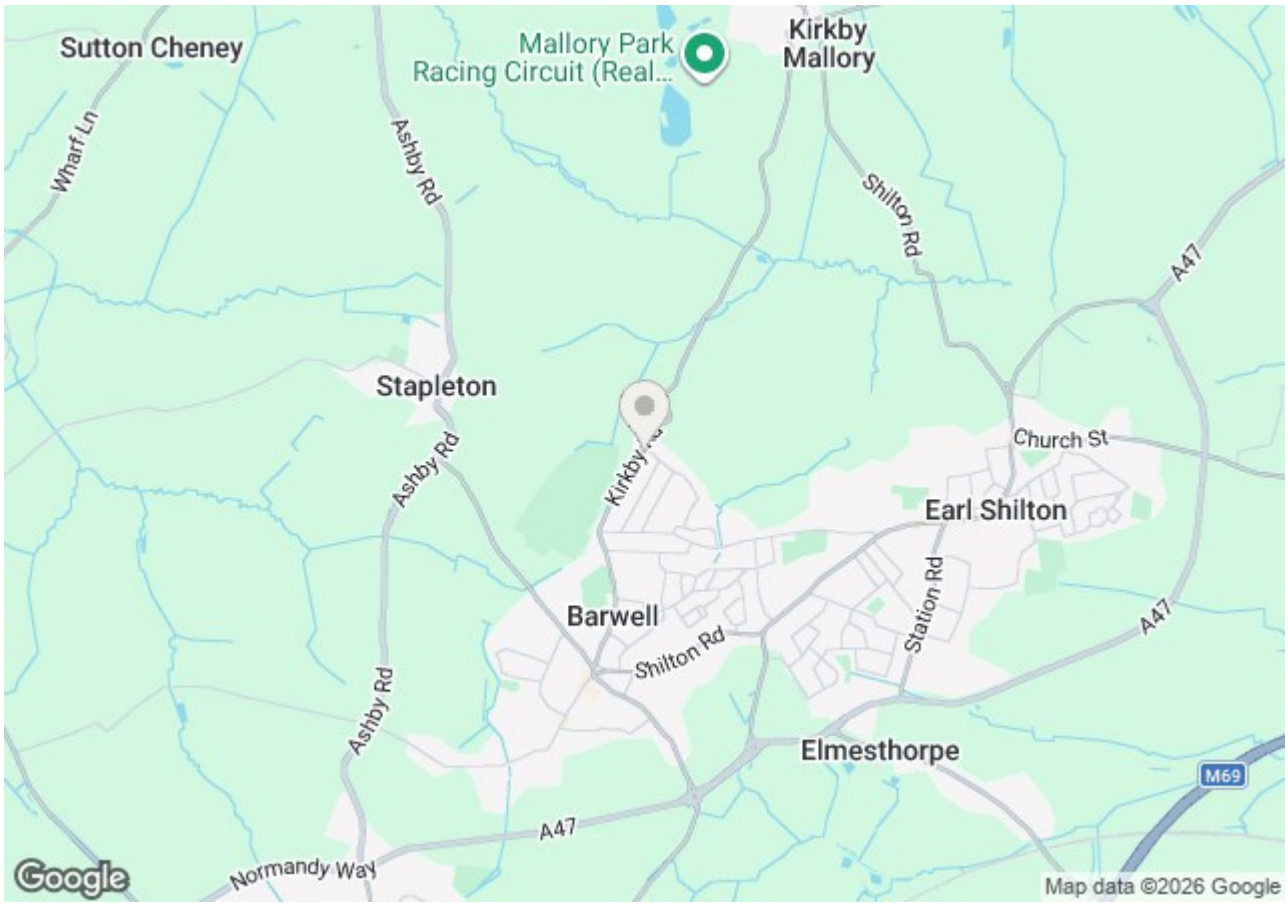


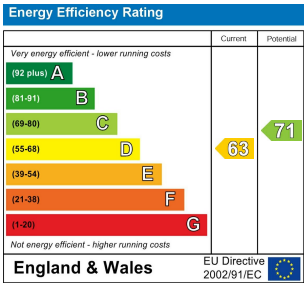
Energy Efficiency Rating

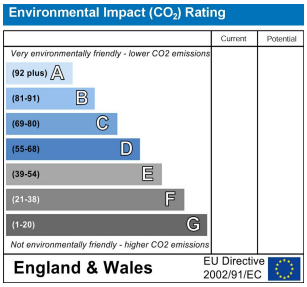


Environmental Impact (CO_2) Rating











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)
1049 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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