CASTLE ESTATES

1982

AN EXTENDED, TASTEFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A QUIET CUL-DE-SAC LOCATION



3 PEAR TREE CLOSE
BARWELL LE9 8LN

Offers Over £350,000

- Entrance Vestibule With Guest Cloakroom
- Attractive Lounge
- Well Fitted Dining Kitchen & Utility Room
- Spacious Upvc Double Glazed Sun Room
- Ground Floor Bedroom/Reception Room
- Master Bedroom With Ensuite
- Three Further Bedrooms
- Modern Family Bathroom
- Ample Off Road Parking
- Easy To Maintain Rear Garden

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** VIEWING ESSENTIAL ** This tastefully presented, extended and much improved detached family residence must be viewed to fully appreciate its spacious accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts entrance vestibule with guest cloakroom off, attractive lounge, well fitted dining kitchen, matching utility room, superb sun room and a useful ground floor bedroom/reception room. To the first floor is a master bedroom with ensuite, three further bedrooms and a family bathroom. Outside the property has ample off road parking and an easy to maintain rear garden.

It is located in a popular residential area, convenient for local 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 VESTIBULE

having composite front door, upvc double glazed window with leaded lights to side, coved ceiling and central heating radiator.



GUEST CLOAKROOM

6'10 x 2'10 (2.08m x 0.86m)

having low level w.c., wash hand basin, central heating radiator, ceramic tiled splashbacks and upvc double glazed window with leaded lights to front.



LOUNGE

16'6 x 12'11 (5.03m x 3.94m)

having upvc double glazed bow window to front, feature wall mounted fire, tv aerial point, wood effect flooring, coved ceiling and central heating radiator. Feature glass panelled staircase to First Floor Landing. Double doors opening onto Dining Kitchen.









DINING KITCHEN

16'8 x 9'10 (5.08m x 3.00m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, gas hob with cooker hood over, integrated dishwasher, central heating radiator, coved ceiling and upvc double glazed window overlooking Sun Room. Square archway to Sun Room and door to Utility Room.







UTILITY ROOM

12'3 x 7'5 (3.73m x 2.26m)

having range of matching units including base units, wall cupboards and contrasting work surfaces, space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, central heating radiator, upvc double glazed window and door to Garden. Door to Bedroom/Reception Room.





SUN ROOM

17'2 x 12 (5.23m x 3.66m)
having vaulted ceiling with fitted blinds and sky light, central heating radiator, tv aerial point, inset feature LED pelmet lighting, upvc double glazed windows with fitted blinds and French doors opening onto Garden.





BEDROOM/RECEPTION ROOM

15'10 x 7'10 (4.83m x 2.39m)

having upvc double glazed bow window to front, central heating radiator, coved ceiling and wood effect flooring.





FIRST FLOOR LANDING

having feature glass panelled balustrade and access to the roof space.



MASTER BEDROOM

12'10 x 9'8 (3.91m x 2.95m)

having an excellent range of fitted furniture including wardrobes, bridging unit over the bed and bedside drawers, central heating radiator, tv aerial point and upvc double glazed window to front. Square archway to Ensuite Shower Room.





ENSUITE SHOWER ROOM

8'6 x 6'5 (2.59m x 1.96m)

having shower cubicle with rain shower over and handheld shower, pedestal wash hand basin, low level w.c., central heating radiator, panelled walls to half height, ceramic tiled splashbacks, upvc double glazed window with leaded lights and obscure glass to front.





BEDROOM TWO

10'2 x 10 (3.10m x 3.05m)

having an excellent range of fitted furniture including wardrobes, bridging unit over the bed, dressing table and display shelving, inset LED lighting, central heating radiator, coved ceiling, wood effect flooring and upvc double glazed window to rear.

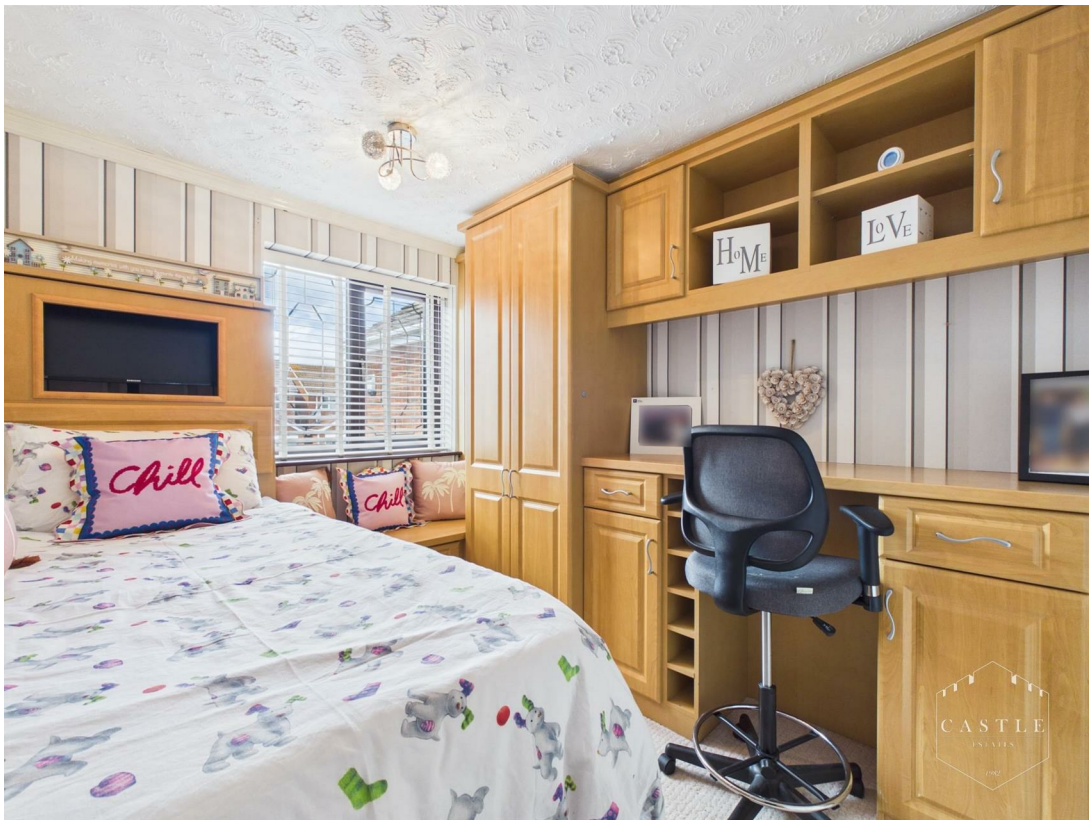




BEDROOM THREE

10 x 7'11 (3.05m x 2.41m)

having an excellent range of fitted furniture including wardrobes, bed base, dressing table and display shelving, central heating radiator, coved ceiling and upvc double glazed window with leaded lights to front.





BEDROOM FOUR

10'2 x 4'8 (3.10m x 1.42m)
having central heating radiator, wood effect flooring and upvc double glazed window to rear.





BATHROOM

6'3 x 5'8 (1.91m x 1.73m)

having bath, pedestal wash hand basin, low level w.c., chrome heated towel rail, ceramic tiled splashbacks and upvc double glazed window with obscure glass to rear.



OUTSIDE

There is direct vehicular access over a good sized resin construction driveway with standing for several cars. Pedestrian access to a fully enclosed, easy to maintain garden with artificial lawn and well fenced boundaries.



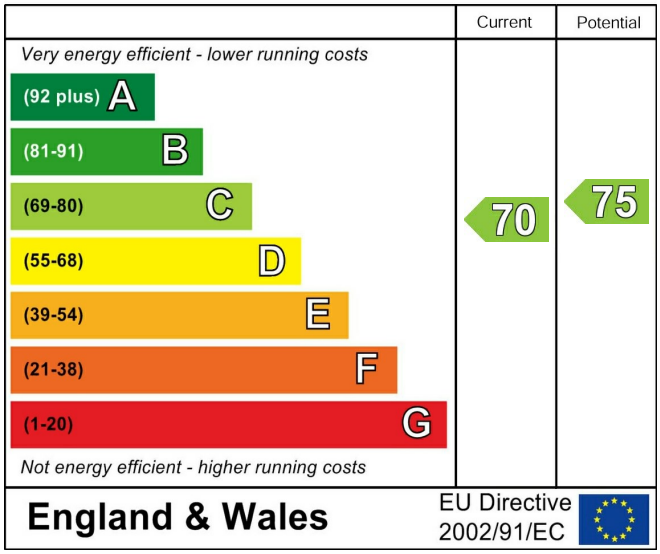




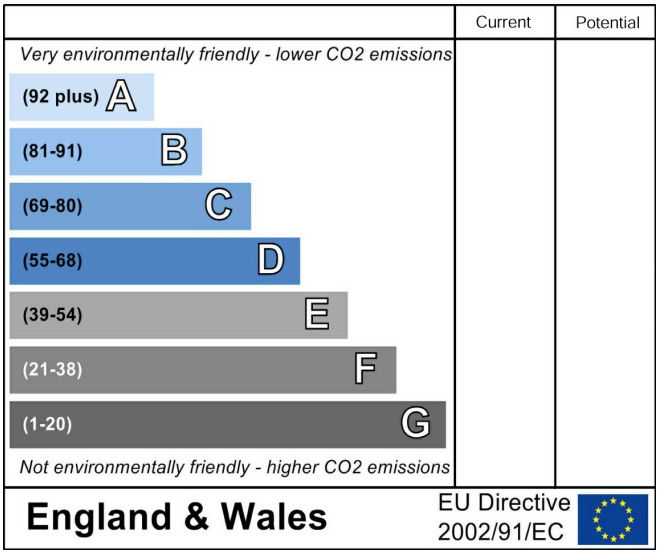


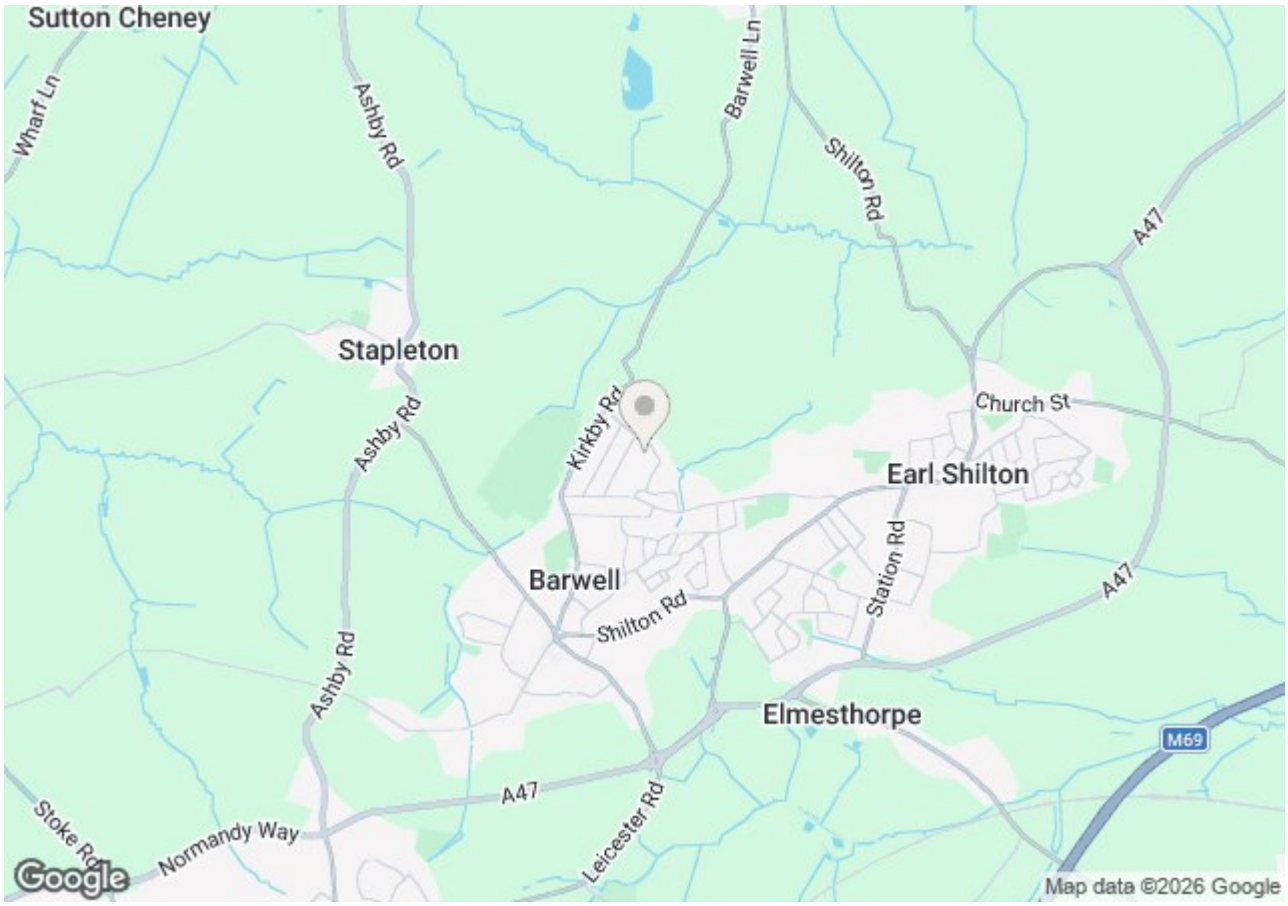


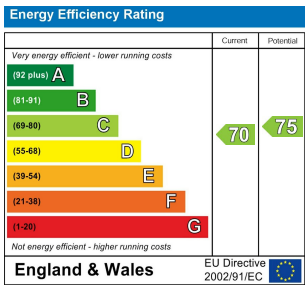
Energy Efficiency Rating

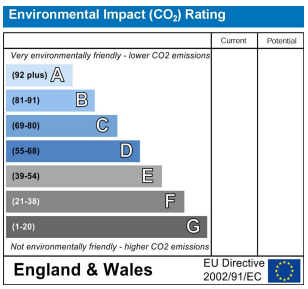


Environmental Impact (CO_2) Rating



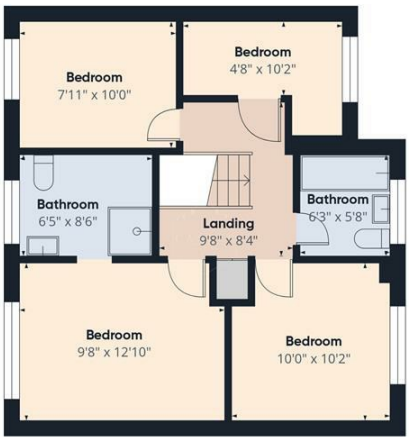

Sutton Cheney
Wharf Ln
Ashby Rd
Barwell Ln
Shilton Rd
A47
Stapleton
Ashby Rd
Kirkby Rd
Church St
Earl Shilton
Station Rd
Barwell
Shilton Rd
A47
Ashby Rd
Elmesthorpe
M69
A47
Stoke Rd
Normandy Way
Leicester Rd
Google
Map data ©2026 Google







Floor 0



Floor 1



Approximate total area[1]

1374 ft²

(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.

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