# CASTLE ESTATES

1982

**A SPACIOUS TRADITIONAL TWO BEDROOMED SEMI DETACHED PROPERTY WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION**




## 12 CHARNWOOD ROAD
## BARWELL LE9 8FJ

**Offers In Excess Of £200,000**

- Entrance Vestibule
- Separate Dining Room
- Well Fitted Kitchen & Separate W.C.
- Family Bathroom
- Ample Off Road Parking
- Attractive Lounge To Front
- Sun Room
- Two First Floor Double Bedrooms
- Second Floor Hobbies Room/Bedroom
- Mature Private Rear Garden

CASTLE ESTATES 1982

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www.castles-online.co.uk

** VIEWING ESSENTIAL ** This traditional semi detached property enjoys entrance vestibule leading to lounge to front, separate dining room, sun room, kitchen and separate w.c. To the first floor there are two double bedrooms and a family bathroom. On the second floor is an occasional hobbies/bedroom accessed off the main bedroom. Outside the property has ample off road parking and a private mature rear garden with useful outer office/summer house.

It is situated in a popular and convenient residential location, ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

## COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A (Freehold)

## ENTRANCE VESTIBULE

having upvc double glazed door, central heating radiator and staircase to the First Floor Landing.

## LOUNGE

12'6 x 11'11 (3.81m x 3.63m )
having feature fireplace with fire, ornate tiled surround and hearth, central heating radiator, tv aerial point and upvc double glazed window to front.





## DINING ROOM

11'2 x 9'6 (3.40m x 2.90m )
having original quarry tiled flooring and central heating radiator. Opening onto Snug Area.



## SNUG AREA

7'3 x 5'7 (2.21m x 1.70m )
having original quarry tiled floor and upvc double glazed French doors opening onto Sun Room.





## SUN ROOM

15'5 x 9'7 (4.70m x 2.92m )

having polycarbonate roof, upvc double glazed windows and French doors opening onto Garden.





## KITCHEN

11'6 x 4'10 (3.51m x 1.47m )

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, space for fridge, space and plumbing for washing machine, central heating radiator, wood effect flooring and upvc double glazed window with obscure glass to side.





## SEPARATE W.C.

having low level w.c., wash hand basin, wall mounted gas fired boiler for central heating and domestic hot water.

## FIRST FLOOR LANDING

having upvc double glazed window with obscure glass to side.

## BEDROOM ONE

12'8 x 11'11 (3.86m x 3.63m )
having two upvc double glazed windows to front and central heating radiator. Door leading to staircase and second floor Hobbies Room.





## BEDROOM TWO

11'1 x 9'3 (3.38m x 2.82m )
having upvc double glazed window to rear and central heating radiator.



## BATHROOM

8'1 x 6'6 (2.46m x 1.98m )

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



## SECOND FLOOR HOBBIES ROOM

15'1 x 10'6 (4.60m x 3.20m )
having velux roof light, wall mounted heater and eaves storage.



## OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars. Pedestrian access to a mature rear garden with OUTER OFFICE/SUMMER HOUSE (9'8 x 7'7) having upvc double glazed French doors to garden, lawn, well fenced boundaries and garden sheds.





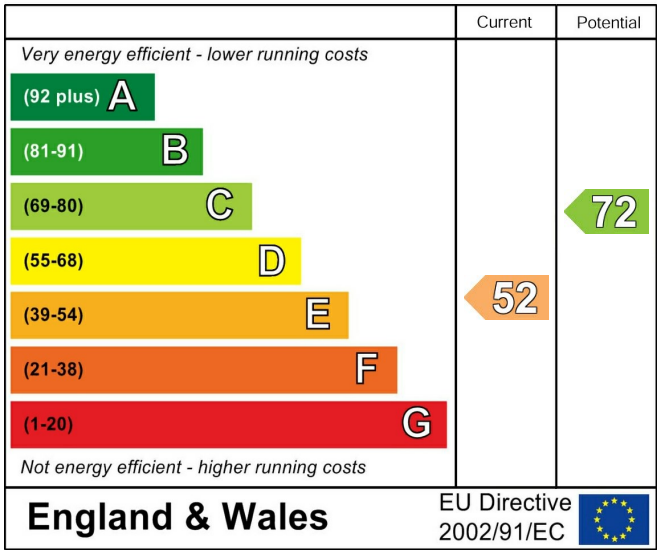
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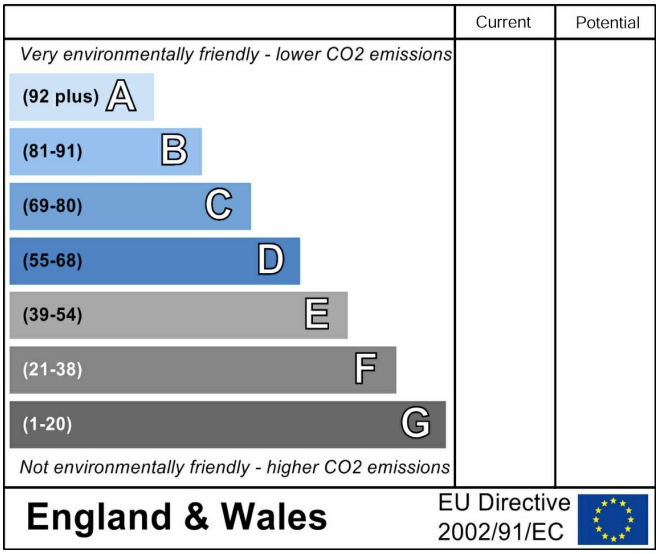




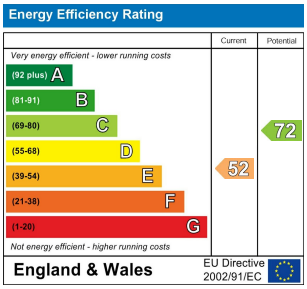

## Energy Efficiency Rating

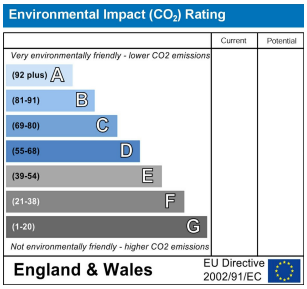



## Environmental Impact ($CO_2$) Rating




Wharf Ln
Ashby Rd
Shilton Rd
A47
Stapleton
Ashby Rd
Church St
Earl Shilton
Barwell
Station Rd
Shilton Rd
A47
Ashby Rd
Elmesthorpe
M69
Stoke Rd
Normandy Way
A47
Leicester Rd
Ashby Rd
Google
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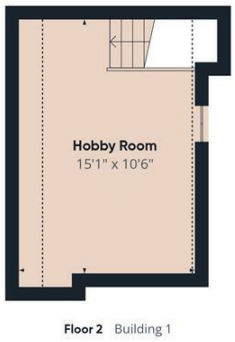




Floor 0 Building 1




Floor 1 Building 1




Floor 2 Building 1




Floor 0 Building 2

**Approximate total area**(1)

1086 ft²

**Reduced headroom**

33 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.

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## 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