

CASTLE ESTATES

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AN EXTENDED AND SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE ENJOYING A GOOD SIZED PRIVATE REAR GARDEN WITH USEFUL LARGE WORKSHOP/GAMES ROOM SITUATED IN A POPULAR RESIDENTIAL LOCATION



**60 BARRIE ROAD
HINCKLEY LE10 0QX
Guide Price £200,000**

- Porch To Impressive Hall
- Well Fitted Kitchen
- Family Bathroom
- Pleasant Lawned Rear Garden
- Sought After Residential Location
- Open Plan Lounge, Sitting & Dining Area
- Three Good Sized Bedrooms
- Private Off Road Parking
- Brick Built Workshop/Games Room
- VIEWING ESSENTIAL



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rightmove

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel from the centre of Hinckley along Ashby Road and take the second turn left into Barrie Road. This property can be seen on the right hand side, after approximately 50 yards.

DESCRIPTION

This extended and spacious semi detached family residence enjoys an entrance porch leading to an impressive hall, sizeable twin aspect lounge, sitting room and dining area with two feature fireplaces, well fitted kitchen, three good sized bedrooms and a family bathroom. Outside there is off road parking, private rear garden with an useful brick built workshop/games room.

It is situated in a popular and convenient residential location, close to Hinckley town centre with its shops, schools and amenities.

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

ENTRANCE PORCH

having upvc double glazed front door and tiled flooring. Hardwood inner door with coloured leaded lights leading to Hall.

HALL

14'1" x 5'10" (4.3m x 1.8m)

having oak strip flooring, central heating radiator, central heating thermostat, spindle balustraded staircase to the first floor landing and useful storage cupboard beneath.



LOUNGE

13'1" into bay x 11'1" (4m into bay x 3.4m)

having feature fireplace with Art Deco surround, original tiling and open fire facility, curved central heating radiator and upvc double glazed bay window overlooking the front garden. Square archway to Sitting Room.



SITTING ROOM

12'5" x 11'1" (3.8m x 3.4m)

having central heating radiator, feature fireplace with living flame gas fire, marble surround and hearth. Archway to Dining Area.



DINING AREA

10'5" x 8'6" (3.2m x 2.6m)

having central heating radiator and upvc double glazed door opening onto rear garden.



KITCHEN

16'4" x 5'10" (5m x 1.8m)

having a good range of fitted units including base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset single drainer sink with mixer tap and rinsing bowl, space and plumbing for washing machine, space for cooker, space for fridge freezer, newly fitted gas fired boiler for central heating and domestic hot water, breakfast bar and central heating radiator.



FIRST FLOOR LANDING

having access to the roof space with drop down ladder.

BEDROOM ONE

13'1" into bay x 9'10" (4m into bay x 3m)

having built in double wardrobe, upvc double glazed bay window and curved central heating radiator.



BEDROOM TWO

12'5" x 8'10" to wardrobes (3.8m x 2.7m to wardrobes)

having sliding mirror fronted wardrobe, laminated wood effect flooring and central heating radiator.



BEDROOM THREE

8'2" x 7'6" (2.5m x 2.3m)

having central heating radiator.



BATHROOM

7'6" x 5'10" (2.3m x 1.8m)

having white suite including panelled bath with electric shower over, pedestal wash hand basin, low level w.c., vinyl flooring, central heating radiator, half tiled walls in matching ceramics and built in linen cupboard.



OUTSIDE

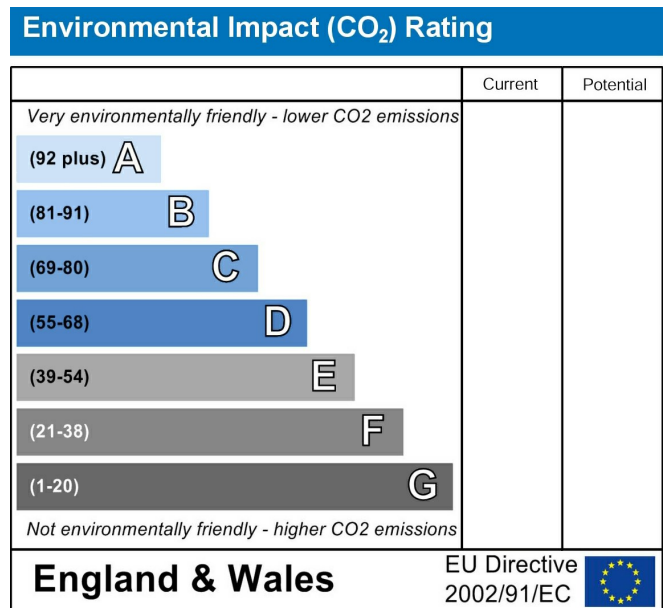
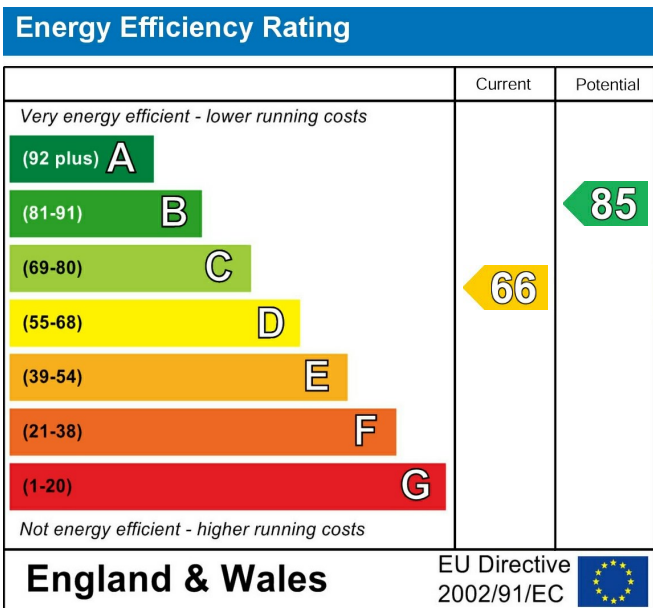
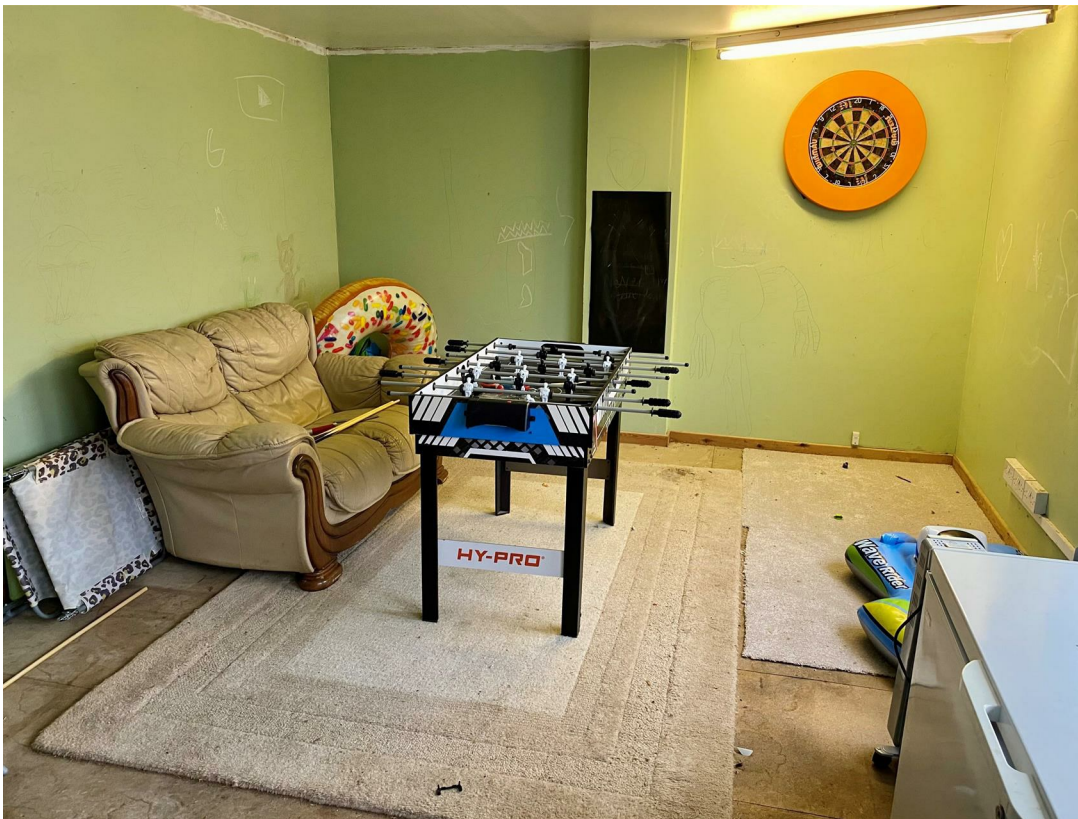
There is direct vehicular access over a tarmacadam driveway with standing for a car. Access to the left hand side via gate leading to a lawned rear garden with well fenced boundaries. BRICK BUILT WORK SHOP/GAMES ROOM (6m x 3.6m) having windows, power and light.



OUTSIDE - REAR ELEVATION



OUTSIDE - WORK SHOP/GAMES ROOM

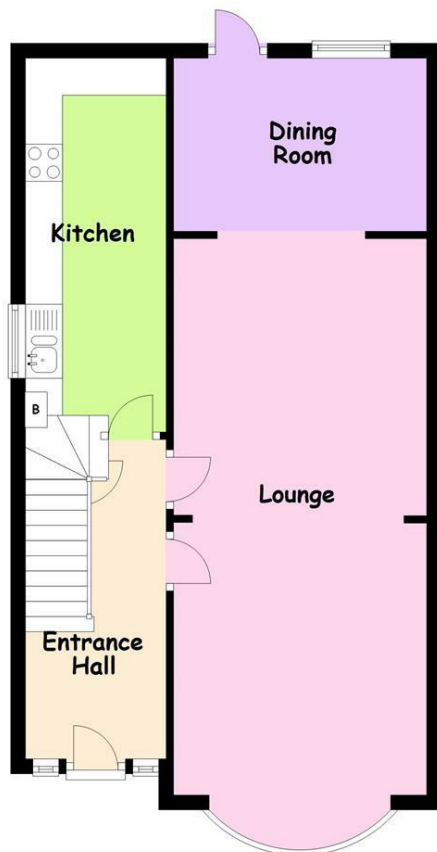


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



Total area: approx. 93.8 sq. metres (1009.3 sq. feet)

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 12.00 pm
