CASTLE ESTATES

1982

A GOOD SIZED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT NON ESTATE RESIDENTIAL LOCATION



61 MAYFIELD WAY
BARWELL LE9 8BL

Offers Over £200,000

- Enclosed Porch To Hall
- Separate Dining Room
- Three Bedrooms
- Front Paved Garden & Private Rear Garden
- NO CHAIN
- Lounge To Front
- Kitchen
- Family Bathroom
- Popular & Convenient Residential Location
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

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www.castles-online.co.uk

** NO CHAIN ** This semi detached family residence whilst is in need of some modernisation represents an excellent purchase for a first time buyer or for investment purposes. VIEWING ESSENTIAL

The property is situated in a popular non estate residential location, close all local shops, schools and amenities. Those needing to commute will find the A47, A5 and M69 junctions within easy reach making travelling to further afield very good.

The accommodation enjoys enclosed porch leading to hall, lounge, separate dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside the property currently has a paved foregarden (this could be changed to give off road parking, if required) and a private rear garden.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B (Freehold)

ENCLOSED PORCH

5'6 x 3'2 (1.68m x 0.97m)
having upvc double glazed front door with feature glass and upvc double glazed side windows. Upvc double glazed door with feature glass opening onto Hall.

HALL

12'9 x 6 (3.89m x 1.83m)
having central heating radiator and staircase to First Floor Landing.



LOUNGE

13'5 x 11'7 (4.09m x 3.53m)

having stone fireplace with fire and tv podium, central heating radiator and upvc double glazed bow window to front. Double doors opening onto Dining Room.





DINING ROOM

9'10 x 9'3 (3.00m x 2.82m)

having central heating radiator and upvc double glazed sliding patio doors opening onto Garden.





KITCHEN

having range of fitted 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, space for fridge freezer, upvc double glazed window to rear. Upvc double glazed door to Side Passageway.





SIDE PASSAGEWAY

having built in storage room, wooden gates front and rear.

FIRST FLOOR LANDING

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



BEDROOM ONE

13'9 x 10'11 (4.19m x 3.33m)

having range of built in furniture including wardrobes, dressing table and chest of drawers, central heating radiator and upvc double glazed window to front.





BEDROOM TWO

10'10 x 9'10 (3.30m x 3.00m)

having built in storage cupboard, central heating radiator and upvc double glazed window to rear.





BEDROOM THREE

7'6 x 6'10 (2.29m x 2.08m)
having central heating radiator and upvc double glazed window to front.



BATHROOM

6'10 x 6'5 (2.08m x 1.96m)

having panelled bath with shower over, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass to rear.



OUTSIDE

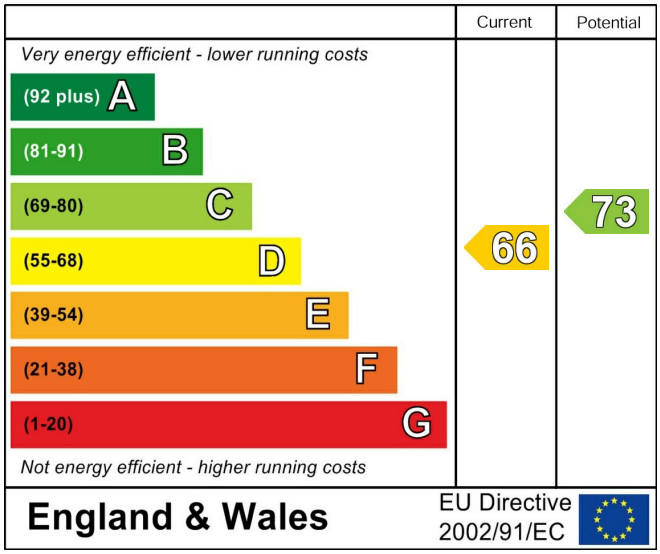
There is a paved foregarden with walled boundary (this could be changed to form off road parking, if required). Side passageway leading to a fully enclosed rear garden with patio area, lawn area and fenced boundaries.



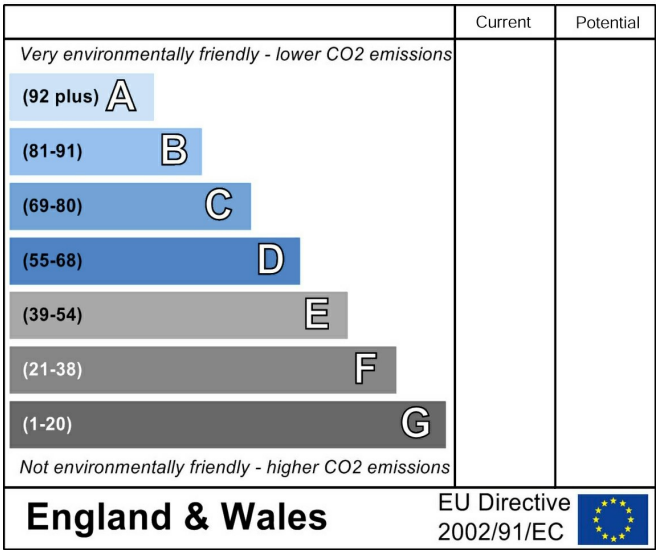




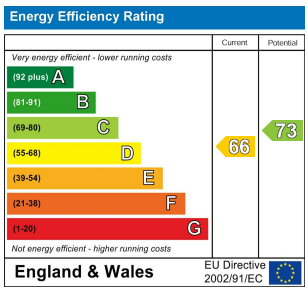
Energy Efficiency Rating

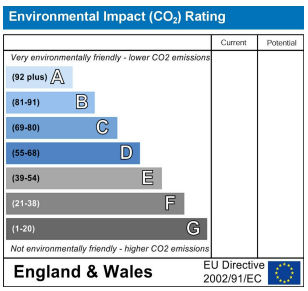


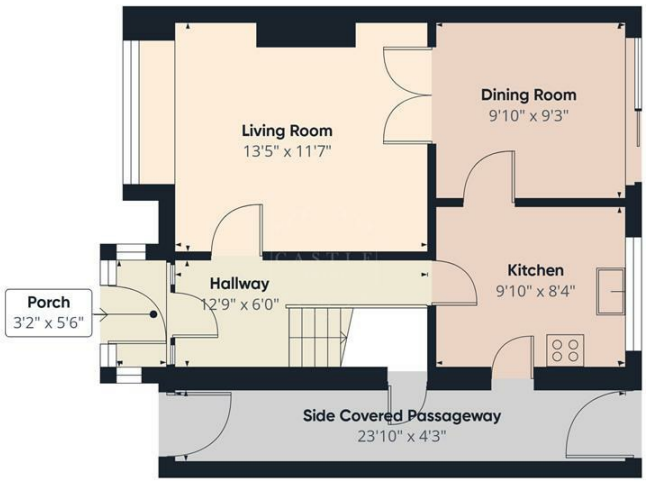
Environmental Impact (CO_2) Rating




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







Floor 0



Floor 1



Approximate total area[1]

945 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