



1 Red Hall Drive, Barwell, LE9 8BX
£525,000

wards
Residential

Freehold. NO CHAIN. An impressive five bedroom detached dormer bungalow, on a superb corner plot of circa 0.28 acres (0.11 hectares), situated just off the highly sought after Shilton Road in Barwell. With convenient access to both Barwell village centre and Earl Shilton town centre and their wide range of local amenities, along with the A47. The spacious and versatile accommodation is ideal for families or multi-generational living and briefly comprises the following: Ground Floor: Entrance Hall, Kitchen/Diner, Lounge, Utility Room, Shower Room, Master with Ensuite, Second Bedroom/Study and integral Garage. First Floor: Three Bedrooms, Dressing Room and Shower Room. Externally, the plot and gardens are an outstanding feature of the property. To the front elevation, there is driveway providing off road car parking for numerous vehicles and, to the rear, the predominantly lawned gardens feature attractive trees and an astroturf area to the rear of the dwelling, along with a large timber garage/shed and summerhouse. Viewing highly recommended. Gas fired central heating and UPVC double glazing.

Entrance Hall

With wooden floor and UPVC double glazed front door with side windows.

Kitchen/Diner

6.66 x 2.96 Metres

Fitted with an excellent range of Farmhouse style cream base and wall units with marble effect worktops over and stainless steel sink and drainer. Integrated appliances include a double oven, gas hob with extractor over, dishwasher and undercounter fridge. Tiled splashbacks and tile effect flooring. UPVC double glazed window to the front elevation and two windows to the side elevation.

Lounge

3.93 x 4.95 Metres

With fireplace with silver gas fire insert with marble effect hearth and surround. UPVC double glazed windows to the front and side elevations and French



Master Bedroom

3.22 x 5.92 Metres

With UPVC double glazed window to the front elevation.

Ensuite

With a three-piece white suite comprising wash hand basin over vanity unit, low flush WC and shower. Tiled splashbacks to half height, heated towel rail and extractor fan. UPVC double glazed window to the front elevation.

Bedroom 2/Study

2.7 x 2.93 Metres

With UPVC double glazed window to the rear elevation.

Utility Room

1.68 x 2.03 Metres

Fitted with a range of cream wall and base units, stainless steel sink and drainer, tiled splash backs and UPVC double glazed door to the rear elevation.

Shower Room

1.68 x 1.79 Metres

Fitted with a three piece white suite comprising wash hand basin over vanity unit, low flush WC and shower in a cubicle. Heated towel rail, half height tiled splash back and tile effect flooring. UPVC double glazed window to the rear elevation.





Bedroom 3

4.73 x 3.96 Metres

With two UPVC double glazed windows to the front and rear elevation.

Bedroom 4

5.25 x 3.62 Metres

With two UPVC double glazed windows to the rear and UPVC double glazed windows to the side elevation.

Bedroom 5

4.91 x 3.78 Metres

With UPVC double glazed windows to the side elevation and UPVC double glazed windows to the front elevation.

Shower Room

2.05 x 1.77 Metres

Fitted with a three-piece white suite comprising pedestal sink, low flush WC and shower in a cubicle. Extractor fan and tiled splash backs.

Dressing Room

3.92 x 2.88 Metres

With a Velux skylight to the rear elevation.



Outside

To the front elevation, there is a tarmacadam driveway providing off road car parking for numerous vehicles. The property's gardens are an outstanding feature at circa 0.28 acres (0.11 acres). The gardens themselves are predominantly laid to the lawn with attractive interspersed trees. The gardens are enclosed by timber fencing and hedging. To the rear of the dwelling, there is a slabbed patio area and astroturf area, along with a large timber garage/shed and summerhouse

Garage

6.32 x 2.95 Metres

With sectional up and over door, power and lighting.

Overage

The property and land is being offered subject to an overage provision, which will entitle the seller to 50% of the uplift in value deriving from planning permission for additional dwelling(s), for a period of 20 years from date of sale.

EPC Rating - to be supplied

Council Tax Band - D

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 2013 sq.ft. (187.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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