



wards  
Residential

15 Stapleton Lane, Barwell, LE9 8HD  
£175,000

Freehold. NO CHAIN. A two bed mid terrace property situated just outside of Barwell village centre in a popular residential location, close to a wide variety of amenities and also local bus routes. The property occupies an elevated position with accommodation briefly comprising the following: Ground Floor: Lounge and Kitchen/Diner. First Floor: two Bedrooms and Bathroom. Externally, there are two allocated car parking spaces to the front elevation and an easy maintenance yard area to the rear, along with self-contained brick Utility Room/Store. UPVC double glazing and gas fired central heating.

### Lounge

4.7 x 3.15 Metres

Fitted with laminate flooring and back boiler with gas fire on marble effect hearth with wooden surround. UPVC double glazed window and door to the front elevation.

### Kitchen/Diner

4.65 x 3.13 Metres

Fitted with a range of oak effect base and wall units with marble effect work surfaces over with stainless steel sink and drainer. Integrated single oven with gas hob and extractor over and integrated fridge. Tiled splashbacks and tiled floor. Understairs store cupboard. UPVC double glazed window and door to the rear.

### Bedroom 1

3.4 x 3.15 Metres

With fitted wardrobes and UPVC double glazed window to the front.

### Bedroom 2

2.12 x 3.12 Metres

With UPVC double glazed window to rear.

### Bathroom

2.54 x 1.4 Metres

Fitted with a three piece suite comprising wash hand basin over vanity unit, low flush WC and bath with electric shower over. Splashback tiling and lino flooring.



## Utility Room

1.72 x 3.1 Metres

Fitted with wood effect flooring, base unit with stainless steel sink and drainer and plumbing for a washing machine. Timber window and door to the front.

## Outside

To the front, there are two allocated car parking spaces in the communal car park and the property is accessed via external steps. To the rear, there is a block paved, easy maintenance yard area enclosed by timber fencing.

**EPC Rating - to be confirmed**

**Council Tax Band - A**

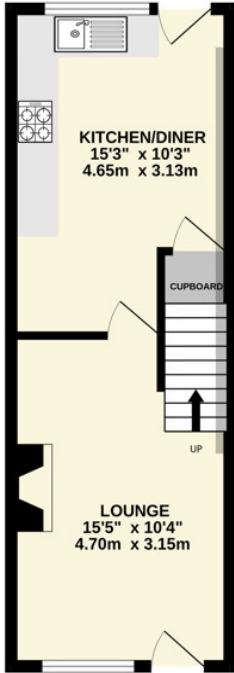
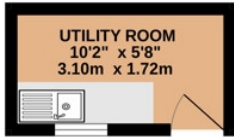
**Call 01455 251771 to make an appointment to view this property**





GROUND FLOOR

1ST FLOOR



wards  
Chartered Surveyors

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
Made with Metropix ©2026

These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836