



### 3 HOLLY LANE, BARWELL, LE9 8BT

**OFFERS OVER £290,000**

Spacious modern detached family home on a good sized plot. Sought after and convenient cul-de sac location within walking distance to the village centre including shops, schools, doctors, dentist, bus service, parks, public houses, takeaways and good access to major road links. Well-presented and refurbished, including white panel interior doors, wooden flooring, feature fireplace, refitted kitchen and shower room, spotlights, gas central heating and UPVC SUDG. Offers entrance porch, lounge, dining room, UPVC SUDG conservatory, kitchen, utility room and a separate WC. Three good bedrooms (main with walk in wardrobe) and shower room. Full width driveway to single internal garage. Good sized rear garden with shed. Viewing recommended. Carpets and blinds included.





## TENURE

Freehold  
Council Tax Band C

## ACCOMODATION

Attractive UPVC SUDG front door with outside lighting to entrance porch with overhead lighting with white wood panel and bevelled glazed door to.

## FRONT LOUNGE

11'0" x 18'8" (3.36 x 5.71)

With feature brick fireplace with raised black tiled hearth, hardwood mantle above, incorporating a black living flame log effect electric stove with remote control. Feature full height arch topped display recess with fitted shelving, oak wood grain finished laminate flooring, radiator, TV aerial point.



## DINING ROOM

8'3" x 12'3" (2.54 x 3.74)

With oak grain laminate flooring, single panel radiator, stairs to first floor, UPVC SUDG sliding patio doors to.



## UPVC SUDG CONSERVATORY

10'3" x 10'9" (3.13 x 3.29)

With UPVC SUDG. Laminate strip flooring, two double power points, feature brickwork and sealed in glazed porthole, ceiling mounted fanlight. UPVC SUDG sliding patio doors to rear garden.



## KITCHEN

8'10" x 10'2" (2.71 x 3.11)

With a feature archway, full range of matt sage green fitted kitchen units with soft closing doors, white ceramic belfast sink with mixer taps, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting oak finish working surfaces with inset five ring stainless steel gas hob unit, tiled splashbacks further matching wall mounted cupboard units and one pull out larder unit. Further integrated appliances including a dishwasher, a double fan assisted oven and grill. Also housing for a fridge freezer, wood grain flooring, double panel radiator, inset ceiling spotlights and coving to ceiling.



## UTILITY ROOM

4'11" x 7'3" (1.51 x 2.21)

With a feature archway, fitted shelving, plumbing for automatic washing machine, wood grain flooring, double panel radiator. UPVC SUDG door to side of property and door to.

### SEPARATE WC

Separate WC with white suite consisting of a low level WC, wall mounted sink, tiled splashbacks, wood grain flooring and extractor fan.

### BEDROOM ONE

13'4" x 10'11" (4.07 x 3.33)

With attractive white panelled door, walk in wardrobe with fitted shelving and hanging rails, radiator, TV player plinth. TV aerial lead.



### BEDROOM TWO

10'10" x 9'0" (3.31 x 2.76)

With a built in double wardrobe with white panel doors to front. Further single storage cupboard with mirror glazed door to front, drawers beneath. Further airing cupboard housing the copper cylinder, fitted with immersion heater for supplemented domestic hot water, radiator.



### BEDROOM THREE

7'9" x 9'10" (2.37 x 3.01)

With radiator, TV aerial lead.



### SHOWER ROOM

8'5" x 5'5" (2.57 x 1.67)

With white suite consisting of a fully tiled walk in shower with glass shower screen, rain shower and hand held shower above. Pedestal wash basin and low level WC. Contrasting fully tiled surrounds, distressed wood finish laminate wood strip flooring, chrome heated towel rail, inset ceiling spot lights and extractor fan.



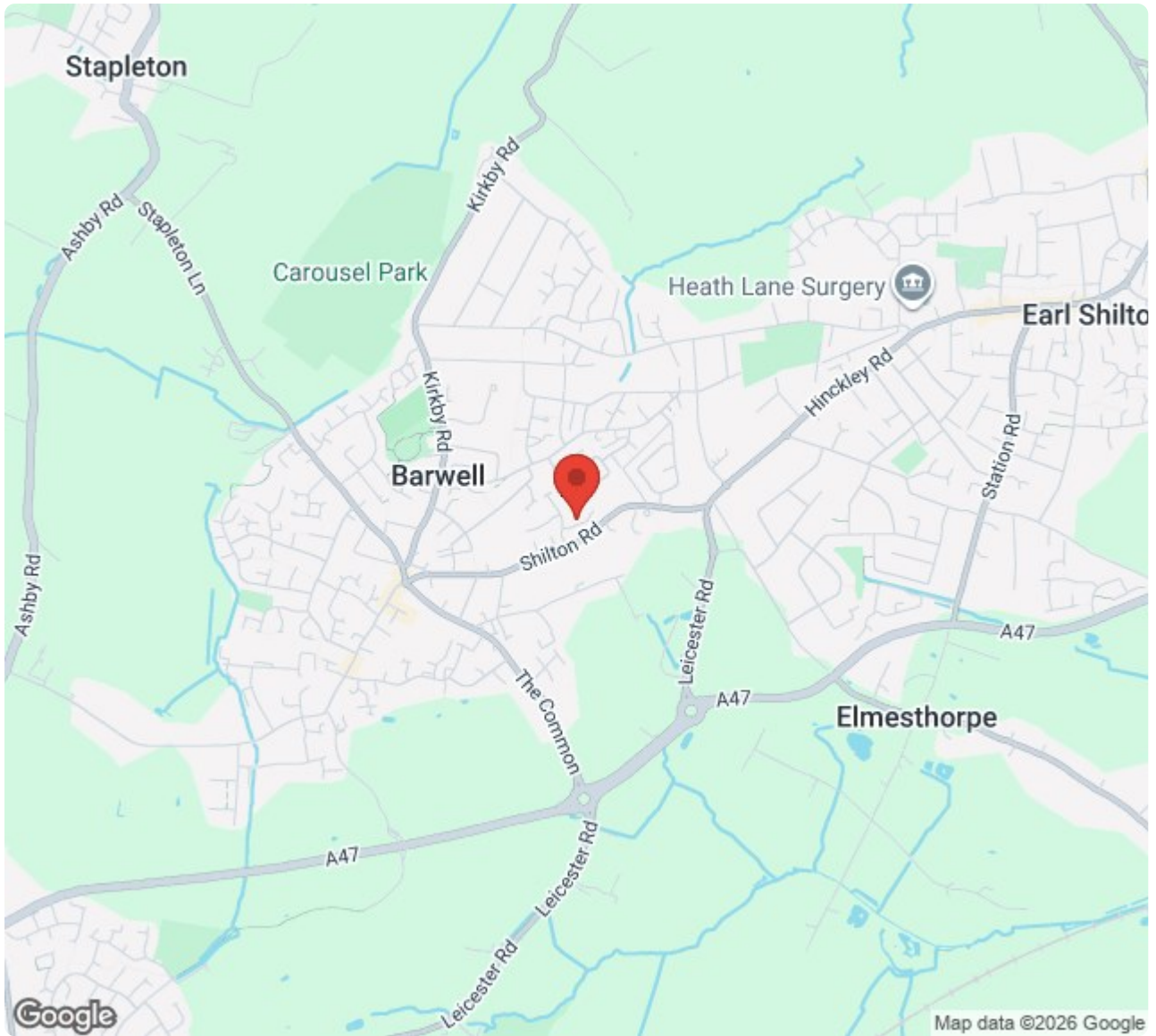
### OUTSIDE

The property is nicely situated in a cul-de-sac, set back from the road, having a full width block paved driveway to front offering ample car parking leading to single brick built garage. (2.56m x 5.03m). There is a up and over door, light and power, also houses the electric meters and the wall mounted Worcester Gas condensing board of central heating and domestic hot water with frostat.

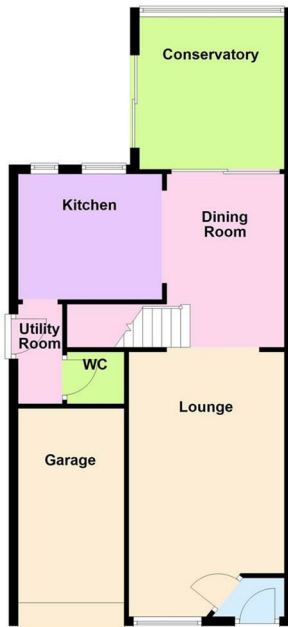
There is a wrought iron gate and slabbed and stone pathway lead down the left hand side of the property leading to a good sized fully fenced enclosed garden. Which has a slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. Outside tap and light and to the top of the garden is a stone storage area and a timber shed.



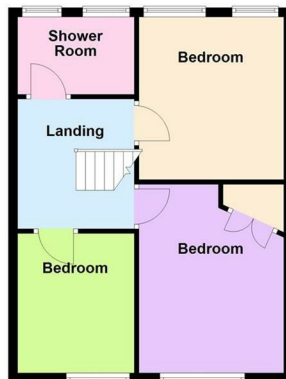




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>79</b>
		<b>51</b>
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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