



Moore Road, Barwell LE9 8AF

£210,000

**PE**  
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ESTATE AGENTS

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Welcome to Moore Road, Barwell - a charming location for this delightful, contemporary semi-detached house! Built 2020 with remaining NHBC certificate, this property boasts a cosy reception room, with modern log burning stove, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family or guests to stay over. The bathroom is conveniently located to serve both bedrooms, ensuring practicality and ease of access.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. The semi-detached style provides a sense of privacy while still being part of a friendly community.

Whether you're looking for a starter home, a downsizing opportunity, or an investment property, this house on Moore Road has the potential to be the perfect fit for you. Don't miss out on the chance to make this house your home sweet home in beautiful Barwell! Council tax band: B. EPC: B.



## Enter Via Opaque Double Glazed Composite Door into

### Entrance Hall

With opaque double glazed windows, radiator and door to

### Ground Floor Cloakroom

With low level flush WC, vanity sink unit, tiling to splash back, radiator and opaque double glazed window.

### Lounge

16'3 x 13'5 (4.95m x 4.09m)

With double glazed window to front, opaque double glazed window to side, stairs to first floor landing, strip wooden balustrade, under stairs recess area, multi media point, free standing multi fuel stove and stripped wooden door leading through to

### Kitchen/Dining Room

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

With an excellent range of base and wall units, roll edge work surface over and matching upstand to splash back, inset gas hob with built in oven and extractor hood, inset drainer sink with mixer tap, integrated dishwasher, space and point for washing machine, integrated fridge/freezer, radiator, spotlights, cupboard housing combination boiler, double glazed window and double glazed double doors to rear.

### First Floor Landing

With loft access, spindle balustrade and doors to

### Bedroom One

13'5 x 12'3 (max) (4.09m x 3.73m (max))

With two double glazed windows and radiator.

### Bedroom Two

13'5 x 10'8 (4.09m x 3.25m)

With two double glazed windows and radiator.

### Bathroom

6'3 x 7'4 (1.91m x 2.24m)

Low level flush WC, pedestal wash hand basin with tiling to splash back area, glass shower screen and shower over, extractor fan, electric shaver point, towel radiator, inset spotlights and opaque double glazed window.

### Outside

### To the Front of the Property

There is a double width drive providing off road parking for several vehicles, remainder is laid to lawn with decorative gravelled borders and side gate leads to

### Rear Garden

With large slab patio area, outside electrics, outside lighting and water tap, the remainder of the garden is laid to lawn, second patio area with garden room (13'6 x 10'6) with feature wood burning stove, garden is enclosed by timber fencing.

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2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
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4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
7. The information in these particulars is given without

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8. All main services are understood to be connected but have not been tested by the Agents.

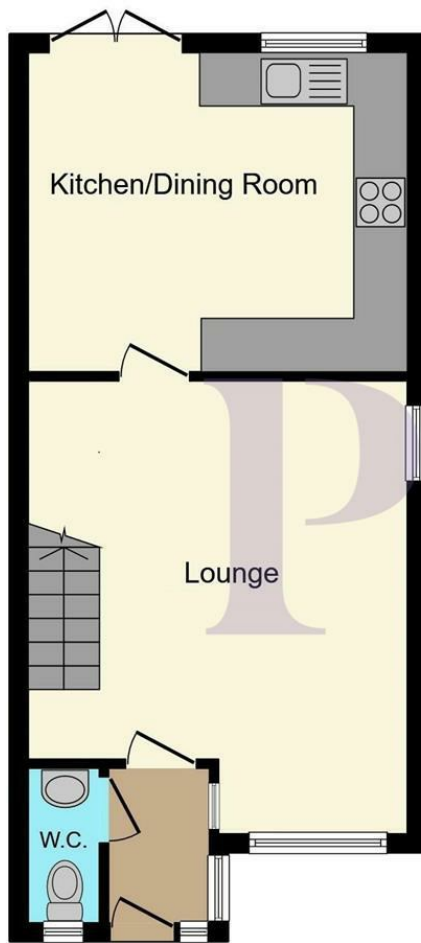
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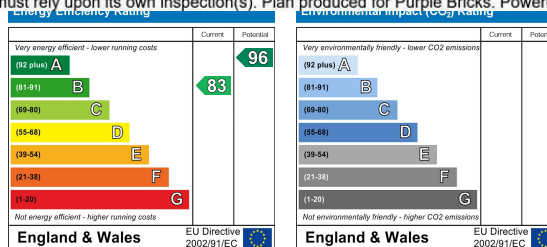
**Ground Floor**



**First Floor**

Total floor area 76.5 sq.m. (823 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



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