



Property Description

.Wright & Wright are pleased to offer for sale this no upward chain, three bedroom modern semi detached property within estate cul-de-sac. Easy walking distance to village amenities and local schools. uPVC double glazed windows, gas central heating. Entrance hall, lounge, dining room, fitted kitchen. Three bedrooms, bathroom and seperate second WC. Off road parking, gardens and garage. No chain, viewing recommended.



Entrance Hall

Having Upvc door, ceiling light point, radiator, storage cupboard and stairs to first floor

Lounge 3.72m x 3.65m (12' 2" x 12')

Having Upvc double glazed window to the front aspect, ceiling light point and radiator

Dining Room 3.21m x 3.03m (10' 6" x 9' 11")

Having Upvc double glazed window to the rear aspect, ceiling light point and radiator

Kitchen 3.22m x 2.47m (10' 7" x 8' 1")

Having Upvc double glazed window to the rear aspect, ceiling light point, range of matching wall and base units with work surfaces over, 1 1/4 mixer taps and sink, plumbing for automatic washing machine, and builtin cooker with gas hob

Landing

Having upvc double glazed window to the side aspect, ceiling light point and loft access

Bedroom One 3.59m x 2.42m (11' 9" x 7' 11") *plus robes*

Having Upvc double glazed window to the front aspect, ceiling light point and radiator

Bedroom Two 3.18m x 2.98m (10' 5" x 9' 9")

Having Upvc double glazed window to the rear aspect, ceiling light point and radiator

Bedroom Three 2.69m x 2.50m (8' 10" x 8' 2") *Max*

Having Upvc double glazed window to the front aspect, ceiling light point and radiator

Bathroom

Having Upvc double glazed window to the rear aspect, ceiling light point, low level flush wc and bath

Seperate WC

Having Upvc double glazed window to side aspect, ceiling light point, low level WC

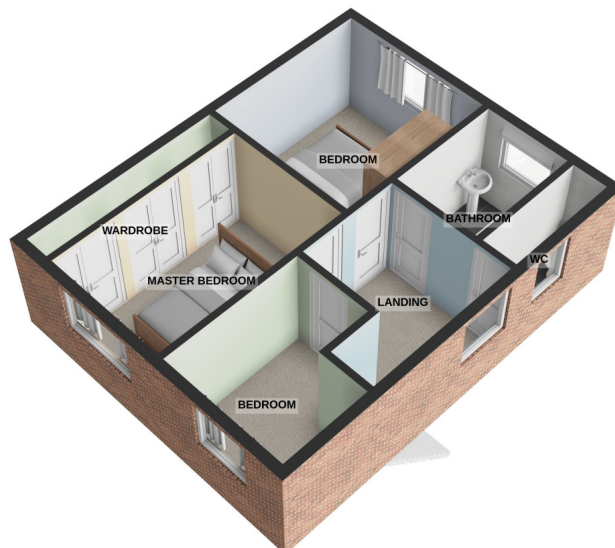
Outside

Ample off road parking and access to single garage with up & over door and pedestrian door. Gardens front and rear.

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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5, Washington Close
Barwell
LEICESTER
LE9 8ET

Energy rating

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Valid until

18 March 2026

Certificate number

0845-2838-7071-9496-3101

