



Property Description

Discover the perfect family home in this beautifully presented two-bedroom semi-detached residence, nestled in a tranquil cul-de-sac just moments from stunning open countryside. This inviting property features a welcoming hall, a convenient guest cloakroom, and a modern fitted kitchen that caters to all your culinary needs. The spacious lounge, adorned with French doors, seamlessly connects to a private rear garden, ideal for outdoor relaxation and entertaining. The master bedroom boasts an ensuite for added privacy, complemented by a well-appointed bathroom. With the added benefit of off-road parking, this home is a must-see for those seeking comfort and convenience in a serene setting.



Hall

Transform your space with our Aqua Plank click vinyl flooring, designed for both style and durability. This water-resistant flooring not only enhances the aesthetic of any room but also provides a comfortable surface underfoot. Complemented by a central heating radiator, your environment will remain cozy and inviting, while the built-in storage cupboard.

WC

Transform your bathroom experience with our elegantly designed suite featuring a low-level W.C. and a stylish pedestal wash hand basin.

Living Space *5.30m x 3.90m (17' 5" x 12' 10")*

Experience the perfect blend of comfort and style with this stunning living space featuring an inset living flame fire that creates a warm and inviting atmosphere. Enjoy the convenience of a TV aerial point and a central heating radiator.. The Aqua Plank click vinyl flooring adds a touch of modern elegance, while the UPVC double glazed French doors seamlessly connect your indoor living to the serene rear garden. A beautifully designed balustraded staircase leads you to the first-floor landing, enhancing the overall charm of this exceptional property.

Kitchen *3.00m x 1.90m (9' 10" x 6' 3")*

Stunning modern oak effect fitted units, designed to elevate both style and functionality. This attractive range includes base units, drawers, and wall cupboards, all complemented by contrasting work surfaces and elegant ceramic tiled splashbacks. Enjoy the convenience of an inset single drainer stainless steel sink with a mixer tap and rinsers bowl, alongside a built-in stainless steel oven, gas hob, and extractor hood for seamless cooking experiences. With dedicated spaces for a washing machine and fridge, plus a central heating radiator and a UPVC double glazed window, this kitchen setup combines practicality with contemporary charm, making it the perfect choice for your home.

Landing

Discover the convenience of our accessible part-boarded roof space, complete with electric connectivity. This versatile storage solution not only maximizes your home's potential but also provides easy access to your belongings. Ideal for seasonal items or extra storage, the electric feature allows for lighting or charging options.

Bedroom One *3.10m x 2.80m (10' 2" x 9' 2")*

Stylish fitted mirror fronted wardrobes, designed to enhance both functionality and aesthetics. Featuring a central heating radiator for optimal comfort and a UPVC double glazed window that floods the room with natural light.

En-Suite

Suite featuring a low-level W.C. and a stylish vanity unit complete with a wash hand basin. Enjoy the convenience of a modern shower cubicle equipped with a shower overhead, perfect for a refreshing start to your day. The central heating radiator ensures warmth and comfort, while the light grey laminated flooring adds a touch of sophistication. With a UPVC double glazed window featuring obscure glass, you can enjoy privacy without sacrificing natural light.

Bedroom Two *3.90m x 2.60m (12' 10" x 8' 6")*

Experience unparalleled comfort with our property featuring a central heating radiator, ensuring a warm and inviting atmosphere throughout the colder months. The front is enhanced with UPVC double glazing, providing excellent insulation and noise reduction, while also offering a sleek, modern aesthetic.

Bathroom

White suite, featuring a stylish panelled bath complete with a glass screen and shower overhead for versatile bathing options. The contemporary vanity unit with a wash hand basin offers both functionality and sophistication, while the low-level W.C. ensures a sleek design. Enjoy the beauty of ceramic tiled splashbacks and the warmth of a central heating radiator, all complemented by light grey laminated flooring that adds a modern touch. The UPVC double-glazed window with obscure glass provides privacy while allowing natural light to fill the space, making this suite the perfect blend of comfort and style for your home.

Outside

This property featuring direct vehicular access via a driveway accommodating two cars. Enjoy side pedestrian access through a secure gate leading to a beautifully maintained private rear garden, complete with a charming patio and seating area, surrounded by mature trees and shrubs. This serene outdoor space is not overlooked from the rear, providing an ideal retreat for relaxation and entertaining.

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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18 Harvey Close, Barwell, LE9 8JZ

Energy rating

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Valid until 30.01.2033

